



Every sustainable choice today creates a better tomorrow.
Explore how Yashwin Orizzonte, Kharadi's IGBC Final Gold Rating reflects VJ's commitment to responsible engineering and sustainable communities.

Read more on page 14



Great spaces are designed to be felt, not just seen.
Discover how orientation, proportion and nature inspired design shape spaces that feel balanced, comfortable and truly alive.

Head to page 02 to know more



Every season calls for a little extra care.
This monsoon, a few simple precautions can help keep your home safe, dry and comfortable. Explore practical tips for apartment and flat owners.

More on page 11



Some spaces are built for a purpose. Others are built for possibilities.
VJ IndiLife Wakad opens the doors to an address where productivity meets creativity and flexibility becomes a way of life. Whether you're building a business, pursuing a passion, or simply seeking a space that's entirely your own, every corner is designed to adapt to your evolving lifestyle. Discover how one address brings together work, leisure and self-expression giving you the freedom to shape it your way.

Read more on page 09



The journey to 5,000 trees is about much more than numbers.
It is about cleaner air, healthier neighbourhoods and communities that care for the city they call home. Through another meaningful plantation and nurturing activity at Taljai Tekdi, VJ Parivaar continues to bring this vision to life.

Read more on page 15

VJ Sets the Standard for Timely Delivery in Pune's Real Estate Growth Story

Financial Express has featured Pune's real estate landscape as one of India's most competitive markets, shaped by a handful of developers through scale, design, and execution. Among them, Vilas Javdekar Developers stands out for its delivery discipline - earning a reputation for timely handovers and consistent execution that has become an increasingly important differentiator in today's housing market.

Designs can impress. Amenities can attract. Locations can create excitement. But trust is ultimately built when customers receive what was promised, **when it was promised.**

Pune's real estate sector is growing at an unprecedented pace. New infrastructure corridors, expanding employment hubs, and evolving lifestyle aspirations are reshaping the city's residential landscape. Against this backdrop, Financial Express recently featured six developers contributing to Pune's growth story. While each developer was recognised for a unique strength, Vilas Javdekar Developers was specifically acknowledged for one of the most important factors in real estate: **TIMELY DELIVERY.** The report notes that **"when it comes to delivery discipline, Vilas Javdekar Developers stands out,"** highlighting the company's reputation for timely handovers and consistent execution.

Why Timely Delivery Matters
For every homebuyer, a promised possession date is far more than a project milestone. It represents plans made, financial commitments undertaken, and dreams waiting to be realised. In an industry where delays often impact families, finances, and future plans, timely delivery becomes one of the strongest indicators of a developer's credibility. It is not just about completing a project. It is about honouring a commitment.

A Reputation Built on Consistency
Over the years, VJ has built its reputation through disciplined execution and customer-first thinking. This recognition is a reflection of principles that have guided the organisation for decades:

- Delivering homes as promised
 - Consistent execution across projects
 - Transparent and customer-focused processes
 - Long-term trust over short-term gains
 - A people-first approach to development
- These values have helped VJ earn the confidence of thousands of homeowners across Pune.

A Presence That Mirrors Pune's Growth
The Financial Express feature also highlights VJ's extensive presence across Pune's key residential markets. From established neighbourhoods to emerging growth corridors, VJ has consistently expanded its footprint in locations shaped by infrastructure development, employment opportunities, and evolving lifestyle needs. Today, VJ developments can be found across some of Pune's most sought-after destinations, enabling homebuyers to benefit from:

- Strong connectivity and access to business hubs
- Well-developed social infrastructure
- Lifestyle-focused neighbourhoods
- Long-term value appreciation potential



• A diverse portfolio catering to different life stages and aspirations
This wide market reach has enabled VJ to participate meaningfully in Pune's growth story while helping thousands of families find homes aligned with their aspirations.

Trust Is Built Through Delivery
Designs can impress. Amenities can attract. Locations can create excitement. But trust is ultimately built when customers receive what was promised, **when it was promised.**

The Financial Express recognition reinforces what many VJ homeowners have experienced firsthand: a culture of execution that places customer commitments at the centre of every project.

Beyond Possession: Building Communities
While timely delivery remains a defining strength, VJ's vision extends beyond handing over homes. Every development is designed to create thriving communities where people can connect, grow, and build meaningful lives. From thoughtfully planned neighbourhoods and open spaces to community experiences and lifestyle amenities, the focus remains on creating environments that continue delivering value long after possession.

This philosophy of building communities, not just residences, has become a defining aspect of the VJ approach.

A Recognition That Reflects Responsibility
Being recognised for delivery discipline is an honour. It is also a responsibility. As Pune continues to evolve and homebuyer expectations continue to rise, VJ remains committed to maintaining the standards that have earned this recognition. Because in real estate, projects create skylines. But timely delivery creates trust.

- Key Highlights**
- Featured by Financial Express among Pune's leading developers
 - Specifically recognised for delivery discipline and timely handovers
 - The only developer highlighted for "Delivery Timelines" in the publication's comparative assessment
 - Strong presence across Pune's key residential and growth corridors
 - Diverse portfolio serving a wide spectrum of homebuyers
 - People-first philosophy backed by delivery excellence
 - Continuing to shape Pune's growth through responsible development



The future of work is already here.
Artificial Intelligence is transforming the way industries operate and real estate is no exception. At VJ, we believe the best way to prepare for this future is by empowering our people. Discover how the VJ AI Learning Journey is equipping every employee to embrace AI with confidence, curiosity and responsibility.

Read more on page 08



Behind every new front door is a story waiting to unfold.
A child's first steps. Festivals celebrated together. Laughter echoing through every room. At Yashwin Enchante D1D2 & E1E2, 259 such stories found their address. Read how VJ welcomed every family home.

Read more on page 10



Who is responsible for keeping Pune moving?
The Traffic Police? Civic authorities? Citizens? Or can responsible organisations also play a role? As Pune prepares for another challenging monsoon, here's a story of how collective responsibility is making a meaningful difference.

Read more on page 04



Every growing city faces defining challenges. For Pune, water is one of them
From changing rainfall patterns and growing urban demand to increasing pressure on existing water resources, the need for responsible water management has never been greater. While the challenge is significant, the solution begins with simple, everyday actions and a shared sense of responsibility. Read how families, housing societies and communities can work together to conserve water and build a more resilient, water-secure and sustainable Pune.

Read more on page 10



Strong communities begin by caring for the people who build them.
Every project is made possible by the dedication, skill and hard work of countless construction workers and their families. Through initiatives focused on education, healthcare, safety and social security, VJ continues to create a meaningful impact in their lives, an effort that has also been appreciated by Hon. MP Shrirang Appa Barne and Union Minister of State Shri Murlidhar Mohol.

Read more on page 18



Monsoon is here, and so is Pune's social calendar! From live music and laughter-filled evenings to creative escapes, outdoor adventures, and family experiences, here are our top picks to make the most of July.

Suno Suno (Music & Concerts)



For those who live for rhythm, lyrics, and live energy.

- 1. Monsoon Indie Night-** 5 July | High Spirits, Koregaon Park
- 2. Strings & Stories Acoustic Evenings-** 12 July | The Mills
- 3. Bollywood Rain Dance Night-** 26 July | Amanora Town Centre
- 4. Swarvilas-** 31 July | Vitthal Tupe Patil Auditorium, Hadapsar

Drama Scene (Theatre & Comedy)



Where stories unfold and laughter takes centre stage.

- 1. Gaurav Kapoor LIVE -** 11 July | Buntara Bhavana
- 2. Aakash Gupta : Daily Ka Kaam Ha -** 25 July | Jawaharlal Nehru Memorial Hall
- 3. Telling Lies : A Standup Solo by Aashish Solanki-** 5 July | Jawaharlal Nehru Memorial Hall

Creative Corner (Art & Workshops)



A space to explore, create, and rediscover your artistic side.

- 1. Sip & Paint Monsoon Edition -** 13 July | Baner Cafés
- 2. Pottery & Clay Workshop -** 19 July | Koregaon Park Studio
- 3. Improv Workshop & Jam Session-** 19 July | Doolally, Kopa Mall, Koregaon Park

Get Moving (Sports & Outdoors)



For those who like their weekends active, adventurous, and outdoorsy.

- 1. Rajmachi Monsoon Trek** - 12 July | Lonavala Route
- 2. Sinhagad Sunrise Trek** - Every Weekend | Sinhagad Fort
- 3. Pune Monsoon Cycling Ride -** 20 July | City-wide Route

Family Time (Kids & Community)



Wholesome experiences designed for families to enjoy together.

- 1. Monsoon Family- Carnival** | Every Weekend Seasons Mall
- 2. Storytelling Hour for Kids -** 13 July | Crossword, Aundh
- 3. Science & Discovery Workshop** | 27 July | Pune Knowledge Hub



Designing With Energy, Not Just Aesthetics



Ar. Mayank Barjatya,
Founder of Vastuworld, Pune.

Last month, I took you to the very beginning, the land and how I read its vibration before a single design decision is made. I want to continue that story this month, because once I understand what the land is telling me, the next question becomes: how do I translate that energy into an actual building? This is where design begins for me not with a blank sheet of paper, but with everything the earth has already communicated. **Orientation Comes From the Land, Not From a Rulebook** Many people believe Vastu is a fixed set of directional rules kitchen here, main door there. I have spent 25 years moving away from that rigid thinking. Orientation should emerge from what the land itself is

expressing, not from a generic formula applied identically to every plot. When I work with the architectural team on a VJ project, the building's orientation is decided only after we have understood the earth energy and the cosmic energy together. Once these two are aligned, something interesting happens the environmental layer, sitting between them, naturally adjusts itself. The synchrony takes care of itself. This is why, occasionally, you will find a VJ building that does not sit at a textbook-perfect direction according to the five canons of Vastu Shilpa Shastra and that is alright. Because as I always remind people, directions are only 5% of the story. The other 95% the energy has already been honoured.



Why Nature Never Builds in Straight Lines

Here is something I tell every architect I work with:

nature does not build rectangles and squares. Look around you rivers curve, trees branch organically, shells spiral. This is sacred geometry, sometimes called biogeometrical form, and it is the same intelligence that should inform the way we design living spaces. This does not mean a building should be shapeless or arbitrary. Quite the opposite. There must be a clear geometry behind every curve, every angle, every proportion. What I object to is crookedness without purpose. What I encourage is intentional organic form design that breathes the way nature does, while still following disciplined proportional systems underneath. This is especially worth reflecting on right now, in the monsoon. There is no better season to observe how nature designs itself, the way rain finds its own path along a leaf, the way soil absorbs water and releases its scent, the way an entire landscape softens and breathes differently once the rains arrive. The environmental layer I spoke of earlier becomes most visible in this season. A well-oriented VJ home does not fight the monsoon; it works with it water flows along intended paths, light

still finds its way in between the clouds, and the building's energy remains steady even as the world outside turns wetter and wilder. Nature, even in her most dramatic moments, never stops teaching us about balance.



Proportion is the Bridge Between Energy and Architecture

When I work with the design team, my role is to ensure that the proportions of a space, the relationship between length, width, height, and openness are not decided purely on visual appeal or efficient space planning. They must also support the energetic resonance of the people who will eventually live there. This is the real difference between a floor plan that simply looks good on paper and one that has



been designed with energy in mind. The first considers square footage. The second considers how a person will actually feel standing inside that space, day after day, year after year.

What This Means for You

When you walk into a VJ home, much of what you experience as "this space feels right" has already been decided long before construction in the orientation we chose, in the proportional systems we followed, in the balance between structured geometry and organic sensibility. You may never consciously notice these decisions. But your body will. This is precisely why building biology insists that sensitivity and feeling matter as much as measurement because ultimately, it is your own felt experience of the space that tells us whether we got it right. Next month, I want to go even deeper into geometry itself specifically, the shape of the rooms you live in every day, and why something as simple as a chamfered corner can change how a space feels.

मेट्रो लाइन 1 वर पुण्यातील पहिली भुयारी मार्गिका; स्वारगेट-कात्रज विस्ताराच्या कामांना वेग

स्वारगेट-कात्रज भूमिगत मेट्रो मार्गिकेसाठी शाफ्ट बांधणीचे काम सुरु; पुण्याच्या कनेक्टिव्हिटीला मिळणार नवी दिशा.

कात्रजकडे धावणारी मेट्रो: पुण्याच्या पहिल्या भुयारी विस्ताराला वेग

पुणे मेट्रोने शहराच्या सार्वजनिक वाहतूक व्यवस्थेत मोठे परिवर्तन घडवून आणले आहे. सिव्हिल कोर्ट ते स्वारगेट या भूमिगत मार्गिकेच्या यशस्वी कार्यानंतर आता पुणे मेट्रोच्या पुढील महत्वाकांक्षी टप्प्याकडे सर्वांचे लक्ष लागले आहे. स्वारगेट ते कात्रज या भुयारी विस्ताराच्या कामाला प्रत्यक्ष गती मिळाली असून, पुणे-सातारा मार्गावर शाफ्ट बांधणीचे काम सुरु झाले आहे.

भूमिगत मेट्रो प्रकल्पांमध्ये 'शाफ्ट' हा अत्यंत महत्वाचा घटक असतो. जमिनीखाली बोगदे खोदण्यासाठी वापरल्या जाणाऱ्या टनेल बोरिंग मशीन (TBM) तसेच यंत्रसामग्री आणि मनुष्यबळ यांना प्रवेश मिळावा यासाठी मोठ्या आकाराची उभी रचना तयार केली जाते. सध्या सुरु असलेले हे काम म्हणजे प्रत्यक्ष बोगदा बांधणीच्या प्रक्रियेचा प्रारंभ मानला जात आहे.

दक्षिण पुण्याच्या वाहतुकीसाठी महत्वाचा प्रकल्प

स्वारगेट-कात्रज हा मार्ग पुण्यातील सर्वाधिक वर्दळीच्या वाहतूक पट्ट्यांपैकी एक मानला जातो. सातारा रोड, पद्मावती, बिबवेवाडी, बालाजीनगर आणि कात्रज परिसरात गेल्या काही वर्षांत मोठ्या प्रमाणावर निवासी आणि व्यावसायिक विकास झाला आहे. परिणामी वाहतुकीचा



पुणे मेट्रोच्या विस्ताराच्या प्रवासात आणखी एक महत्वाचा टप्पा गाठला गेला आहे. स्वारगेट ते कात्रज या 5.46 किलोमीटर लांबीच्या संपूर्ण भुयारी मेट्रो मार्गिकेसाठी शाफ्ट बांधणीचे काम सुरु झाले असून, दक्षिण पुण्याच्या वाहतूक व्यवस्थेत मोठा बदल घडवून आणण्याची तयारी सुरु झाली आहे. शहराच्या मध्यवर्ती भागाला कात्रजशी जलद, सुरक्षित आणि अखंड जोडणारी ही मार्गिका पुण्याच्या शाश्वत शहरी विकासासाठी नवी गती देणार आहे.

ताणही वाढला आहे.

याच पार्श्वभूमीवर 5.46 किलोमीटर लांबीची ही संपूर्ण भुयारी मार्गिका विकसित केली जात आहे. या विस्तारामुळे विद्यमान पीसीएमसी-स्वारगेट मेट्रो मार्ग थेट कात्रजपर्यंत पोहोचणार असून, दक्षिण पुण्याला शहराच्या प्रमुख भागांशी जलद जोडणी मिळणार आहे.

अत्याधुनिक तंत्रज्ञानाचा वापर

या प्रकल्पामध्ये अत्याधुनिक टनेल बोरिंग मशीन (TBM) चा वापर करण्यात येणार आहे. बोगद्यांच्या आतील संरचनेसाठी विशेष आरसीसी सेगमेंट्स तयार केले जात असून, त्यांचे कास्टिंग सुरु झाले आहे. हे सेगमेंट्स बोगद्यांना मजबुती आणि सुरक्षितता प्रदान करणार आहेत. अलीकडेच या सेगमेंट कास्टिंगच्या कामालाही सुरुवात झाली असून, प्रकल्पाच्या प्रगतीतील हा आणखी एक महत्वाचा टप्पा मानला जात आहे.

कनेक्टिव्हिटीचे नवे पर्व

मेट्रो ही केवळ वाहतुकीची सुविधा नसून शहराच्या विकासासाठी चालना देणारी पायाभूत सुविधा आहे. स्वारगेट-कात्रज मार्गिका पूर्ण झाल्यानंतर दक्षिण पुण्यातील नागरिकांना शहराच्या विविध भागांमध्ये अधिक वेगाने आणि सोयीस्करपणे प्रवास करता येईल. वाहतूक कोंडी कमी होण्यास मदत होईल आणि सार्वजनिक वाहतुकीचा वापर वाढेल. यामुळे शिक्षण, रोजगार, व्यवसाय आणि दैनंदिन प्रवासासाठी लागणारा वेळ कमी होईल. तसेच मेट्रो स्थानकांच्या आसपासच्या भागांमध्ये विकासाच्या नव्या संधी निर्माण होण्याची अपेक्षा आहे.

शाश्वत शहराच्या दिशेने

पुण्यासारख्या वेगाने विस्तारत असलेल्या शहरासाठी पर्यावरणपूरक आणि सक्षम सार्वजनिक वाहतूक व्यवस्था ही काळाची गरज आहे.

मेट्रोचा वाढता वापर खासगी वाहनांवरील अवलंबित्व कमी करून इंधन बचत, कार्बन उत्सर्जनात घट आणि प्रदूषण नियंत्रणास हातभार लावतो. स्वारगेट-कात्रज भुयारी मेट्रो विस्तार हा केवळ एका वाहतूक प्रकल्पाचा भाग नसून दक्षिण पुण्याच्या भविष्यातील विकासाचा पाया आहे. शाफ्ट बांधणी आणि बोगद्यांच्या कामाला मिळालेली गती पाहता, पुण्याच्या मेट्रो नेटवर्कच्या विस्ताराचे स्वप्न आता अधिक वेगाने साकार होताना दिसत आहे.

Source: <https://maharashtratimes.com/maharashtra/pune-news/swargate-to-ka-traj-underground-metro-excavation-for-shafts-begins-on-satara-road/article-show/131457289.cms>

गेल्या काही वर्षात कृत्रिम बुद्धिमत्ता अर्थात एआयने जगभरातील उद्योगविश्वाचा चेहरामोहरा बदलण्यास सुरुवात केली आहे. एका बाजूला मोठ्या प्रमाणावर होणारे लेआॅफ, तर दुसऱ्या बाजूला नव्या कौशल्यांची वाढती गरज यामुळे अनेकांच्या मनात “एआयमुळे नोकऱ्या जाणार का?” हा प्रश्न निर्माण झाला आहे. प्रत्यक्षात या बदलामागचे वास्तव काय आहे, कोणत्या नव्या संधी निर्माण होत आहेत आणि विद्यार्थी तसेच नोकरदारांनी या बदलासाठी स्वतःला कसे तयार करावे, याविषयी एआय क्षेत्रातील तज्ज्ञ निलेश मोडक यांच्याशी केलेली ही विशेष बातचीत...



निलेश मोडक
एआय आणि डिजिटल
ट्रान्सफॉर्मेशन तज्ज्ञ



एआय आणि भविष्यातील नोकऱ्या

निलेश मोडक यांची विशेष मुलाखत



गेल्या तीन वर्षात जगभरातील प्रमुख कंपन्यांनी मोठ्या प्रमाणावर लेआॅफ केले आहेत आणि नवीन रिक्रुटमेंट जवळपास थांबली आहे. अनेकांच्या मते हे सर्व एआय लेआॅफ्स आहेत. एआय आल्यामुळे खरोखरच लोकांचे जॉब्स धोक्यात आले आहेत का?

हा अत्यंत महत्वाचा आणि कळीचा प्रश्न आहे. जेव्हा आपण एआयचा विचार करतो, तेव्हा जॉब डिस्प्लेसमेंट म्हणजेच नोकऱ्या जाण्याचा मुद्दा सगळ्यात आधी येतो. पण याबाबतीत माझं मत सामान्य विचारांपेक्षा थोडं वेगळं आहे. मार्केटमध्ये अशी चर्चा आहे कि हे सगळे जॉब डिस्प्लेसमेंट एआयमुळे होत आहेत, पण मला वाटतं कि हे सगळे बदल एआयसाठी होत आहेत. ‘बिकॉज ऑफ एआय’ (एआयमुळे) आणि ‘फॉर एआय’ (एआयसाठी) या दोन संकल्पनांमध्ये खूप मोठा आणि महत्वाचा फरक आहे. कंपन्या आज एआय तंत्रज्ञान आत्मसात करण्यासाठी आणि त्यात इन्व्हेस्टमेंट करण्यासाठी आपली अंतर्गत व्यवस्था बदलत आहेत. एम्प्लॉईजची जागा थेट एआय एजंट्सनी घेतली आहे, असे म्हणणे फॅक्चुली इनकरेक्ट आहे आणि प्रॅक्टिकली ते आज शक्य सुद्धा नाहीये. आजच्या सर्व सिस्टीम्स मानवी हुमन कॉग्निशनसाठी म्हणजेच मानवी बुद्धिमत्तेनुसार काम करण्यासाठी डिझाईन केल्या आहेत. जर ते काम एआय एजंट्सकडून करून घ्यायचे असेल,

तर एआय कॉग्निशनसाठी कम्प्लाइंट अशी प्रोसेस आणि सिस्टीम बनवावी लागेल, जी एका रात्रीत बनू शकत नाही.

ज्या कंपन्यांनी घाईघाईने लोकांना काढून एआय आणायचा प्रयत्न केला, त्यांना आपली चूक लगेच जाणवली असून त्यांनी लोकांना रिहायर सुद्धा केले आहे. त्यामुळे हे जॉब डिस्प्लेसमेंट एआयमुळे नसून एआयसाठी आहे आणि यातच आपल्यासाठी नवीन संधी दडलेली आहे.



यापूर्वी मेटाव्हर्स किंवा वेब श्री सारख्या तंत्रज्ञानाची खूप चर्चा झाली, पण नंतर ते सगळे बबल ठरले. एआयच्या बाबतीतही असेच होईल का, की एआय हा खरोखरच एक मोठा आणि परमनंट बदल आहे?

एआय हा अजिबात बबल नाही, तर तो एक ‘फाइव्ह लेयर केक’ आहे. पूर्वी कॉम्प्युटेशनल कर्पसिटी आणि इन्फ्रास्ट्रक्चरच्या मर्यादा होत्या. आज एआयची इकोसिस्टीम मॅच्युअर्ड झाली आहे. याचेपाच लेयर्स आहेत: एनर्जी, चिप्स म्हणजेच जीपीयू, इन्फ्रास्ट्रक्चर, एलएलएम आणि ॲप्लिकेशन्स. या पाचही लेयर्समध्ये जगभरात आणि भारतातही प्रचंड गुंतवणूक होत आहे. भारत सरकारने तर बजेटमध्ये भारतीय डेटा सेंटर्स वापरणाऱ्या फॉरेन इन्व्हेस्टमेंटसाठी २०४७ पर्यंत टॅक्स रिबेट दिली आहे. सध्या आपण केवळ पहिल्या स्टेजला आहोत, जिथे कोडिंग असिस्टंट

किंवा रिसर्च एजंट्स काम करत आहेत. भविष्यात हे तंत्रज्ञान पूर्णपणे स्थिरावे. त्यामुळे हा बबल नसून एक लॉग टर्म व्हिजन आहे.

एआयसाठी होणारे हे ट्रान्सफॉर्मेशन्स किंवा जॉब्सचा कॉम्प्लीमेंटरी इफेक्ट साधारण कधीपर्यंत पूर्णपणे किक-इन होईल? यासाठीचा टाईमलाईन काय असेल?

हे ट्रान्समिशन आपल्या पंख्याच्या किंवा दिव्याच्या बटनसारखे स्विच ऑन किंवा स्विच ऑफ करता येणारे नाही. सध्या सुरू असलेली कोणतीही व्यवस्था विस्कळीत न करता कंपन्यांना हुमन कॉग्निशनकडून एआय कॉग्निशनकडे जावे लागणार आहे. यासाठी खूप स्ट्रक्चर्ड पद्धतीने, काही पायलट्स करून पुढे जावे लागेल आणि याला वेळ लागणार आहे. अनेक इंडस्ट्री रिसर्चनुसार आणि माझ्या वैयक्तिक अभ्यासानुसार साधारण २०३० पर्यंतचा काळ हा या ट्रान्सिशनचा मुख्य काळ असेल. पुढील तीन वर्षांची जी विंडो आहे, या काळात हे ट्रान्सझॅक्शन वेगाने घडेल. २०३० विषयी सर्वत्र बोलले जाण्याचे कारणच हे आहे किंतपर्यंत एक मोठा वर्गाचा नव्या व्यवस्थेपर्यंत पोहोचलेला असेल. या ट्रान्सिशनला सपोर्ट करण्यासाठी कंपन्यांना आपल्या सध्याच्या एम्प्लॉईजचा स्किल सेट डेव्हलप करावा लागेल किंवा नवीन एआय रोल्ससाठी बाहेरून हायरिंग करावे लागेल.

तंत्रज्ञान इतक्या वेगाने वाढत असल्यामुळे भविष्यात सॉफ्टवेअर इंजिनिअर्स किंवा डेटा सायंटिस्टची गरजच उरणार नाही, अशी भीती वर्तवली जात आहे. यात किंतपत तथ्य आहे?

हा एक मोठा गैरसमज आहे, कारण लोक जॉब आणि टास्क या दोन गोष्टींमधील फरक विसरतात. एआयमुळे टास्क ऑटोमेट होतात, संपूर्ण जॉब्स नाही. कोडिंग असिस्टंट कोडमधील एरर्स दुरुस्त करतो, हे

त्याचे टास्क आहे, जॉब नाही. टास्क ऑटोमेट झाल्यामुळे जॉब संपत नाही, उलट तो अधिक प्रॉडक्टिव्ह होतो.

याचे एक सुंदर उदाहरण म्हणजे, काही वर्षांपूर्वी जेफ्री हिंटन यांनी कॉम्प्युटर व्हिजन डेव्हलप झाल्यावर म्हटले होते कि आता रेडिओलॉजिस्टची गरजच उरणार नाही. पण कोविडच्या काळात आपण पाहिले की आफ्रिके सारख्या देशांमध्ये रेडिओलॉजिस्ट अत्यंत मर्यादित होते आणि एका रेडिओलॉजिस्टची स्कॅन प्रोसेस करण्याची कर्पसिटी कमी असल्यामुळे पेशंट्सना ट्रीटमेंट मिळत नव्हती. आज २०२६ मध्ये रेडिओलॉजिस्ट हा प्रोफेशन पूर्वीपेक्षा जास्त स्ट्रॉंग झाला असून तो ग्रे होतोय. स्कॅन्स प्रोसेस करणे आणि बघणे हे केवळ एक टास्क होते जे तंत्रज्ञानाने ऑटोमेट केले. यामुळे जो डॉक्टर आधी दिवसाला १० पेशंट बघायचा, तो आता ५० पेशंट बघू शकतो. सॉफ्टवेअर किंवा इतर क्षेत्रांतही नेमके हेच घडणार आहे; टास्क ऑटोमेट होतील, पण जॉब्स इव्हॉल्व्ह होत राहतील.



एआयच्या या नव्या इकोसिस्टीममुळे बाजारात नेमके कोणकोणते नवीन जॉब रोल्स किंवा पोजिशन्स तयार होत आहेत? नुकतीच ‘डीपसीक’ची जी चर्चाझाली, त्यावरून तंत्रज्ञानाचा वेग कसा समजून घ्यावा?

आज २०२६ मध्ये बहुतांश मोठ्या कंपन्यांमध्ये ‘चीफ एआय ऑफिसर’

हे नवीन पद निर्माण झाले आहे, जे पूर्वी केवळ सीईओ किंवा सेल्स लीडरपुरते मर्यादित असायचे. याशिवाय अनेक नवीन स्पेशलाईज्ड जॉब रोल्स येत आहेत:

- एजंटिक एआय ऑर्केस्ट्रेटर: मल्टिपल एआय एजंट्सना ऑर्केस्ट्रेट आणिमॅनेज करणारा हा एक नवीन रोल आहे, जो अनुभवी सॉफ्टवेअर इंजिनिअर नवीन स्किल्स शिकून करू शकतात.
- सेक्युरिटी आणि गव्हर्नन्स आर्किटेक्ट: युरोपियन युनियन, अमेरिका आणि भारताचे एआय संदर्भातील धोरण आणि गव्हर्नन्स खूप वेगळे आहे, हे समजणारे एक्सपर्ट्स कंपन्यांना लागणार आहेत.
- डेटा सायंटिस्ट आणि एआय सायंटिस्ट: जे कोअर मॉडेल्सवर काम करतील.

तंत्रज्ञानाचा पेस किती प्रचंड आहे, हे चायना मधील ‘डीपसीक’ या लॅबने दाखवून दिले. त्यांनी पारंपारिक एलएलएमच्या जड न्यूरल नेटवर्कला मागे टाकत ‘मिक्सचर ऑफ एक्सपर्ट्स’ (एमओई) नावाचे नवीन आर्किटेक्चर आणले. पारंपारिक मॉडेलमध्ये सर्ववेट्स १००% वेळा ॲक्टिव्ह ठेवावे लागायचे. डीपसीकने मध्ये एक ‘राउटर’ आणला. जसे दवाखान्यात गेल्यावर राउटर ठरवतो कि पेशंटला कार्डिओलॉजिस्टकडे पाठवायचे कि ऑन्कोलॉजिस्टकडे, तसेच या आर्किटेक्चरमध्ये युजरच्या गरजेनुसार विशिष्ट एक्सपर्ट मॉडेलकडेच रिव्हेस्ट पाठवली जाते. यामुळे कम्प्युटेशन कॉस्ट कमी होऊन रिस्पोन्सेस क्विक झाले. हा बदल एवढ्या वेगाने झाला कि आज सर्व बडे प्लेयर्स हाच अप्रोच फॉलो करत आहेत. म्हणूनच या बदलांना स्वीकारण्यासाठी ‘चेंज मॅनेजमेंट’ हा आपल्या करिअरचा सर्वात महत्वाचा घटक बनला पाहिजे.

सध्या जॉब्स स्पीक इंडेक्सनुसार एआय टॅलेंटची हायरिंग वाढली आहे. जे लोक आधीपासून नोकरीत आहेत आणि जे विद्यार्थी आता ग्रॅज्युएट होत आहेत, या दोन्ही घटकांनी या एआय टॅलेंटच्या शर्यतीत टिकून राहण्यासाठी काय केले पाहिजे?

सर्वात पहिली गोष्ट म्हणजे, एआय हे कोणतेही एक स्वतंत्र क्षेत्र किंवा व्हर्टिकल नाही, तर तो एक हॉरिझॉन्टल एनेबलर आहे. तुम्ही मेडिकल, बिझनेस, आयटी किंवा कोणत्याही क्षेत्रात करिअर करणार असाल, तरी तुम्हाला एआय टूल्स शिकावेच लागतील. आज मिडल मॅनेजमेंटचा रोल ‘पीपल मॅनेजर’ कडून ‘वर्कमॅनेजर’ कडे ट्रान्सफॉर्म होत आहे. एआय टूल्समुळे तांत्रिक कामे सोपी झाल्यामुळे मॅनेजर्सना केवळ गायडन्स न करता स्वतःही कामात प्रॅक्टिकली कॉन्ट्रिब्युट करावे लागेल. जे आधीपासून तंत्रज्ञान क्षेत्रात आहेत, त्यांच्याकडे फाउंडेशन नॉलेज असल्यामुळे त्यांच्यासाठी हे

ट्रान्सझॅक्शन सर्वात सोपे आहे. त्यांनी स्वतःमध्ये सिस्टीम थिंकिंग आणि सोल्यूशन डिझाईन या मानवी क्षमता वाढवल्या पाहिजेत. सध्याच्या ट्रेडिशनल एज्युकेशन सिस्टीममधील अभ्यासक्रम जुन्या रिव्कायरमेंटशी रिलेटेड असल्यामुळे बाजारात स्किल गॅप निर्माण झाला आहे. विद्यार्थ्यांनी केवळ ‘प्रॉम्ट इंजिनिअरिंग’ शिकणे म्हणजे पूर्णजॉब मिळवणे असा विचार करू नये, कारण प्रॉम्ट लिहिणे हे ईमेल लिहिण्यासारखे केवळ एक टास्क आहे. विद्यार्थ्यांनी ऑनलाईन प्लॅटफॉर्म्सचा वापर करून नवीन एआय स्किल्स शिकले पाहिजेत आणि स्वतःला एक कम्प्लीट पॅकेज म्हणून डेव्हलप केले पाहिजे. कोणत्याही फिलोसॉफिकल डिलेमा किंवा कन्फ्युजनमध्ये न पडता प्रॅक्टिकली कामाला सुरुवात केली पाहिजे.



जर एखाद्याला २०३० पर्यंत स्वतःला परफेक्ट एआय टॅलेंट म्हणून तयार करायचे असेल, तर त्याची पहिली अंशनेबल फर्स्टस्टेप काय असली पाहिजे?

आज बाजारात ज्या काही नवीन एआय ऑफरिंग्स उपलब्ध आहेत, त्या प्रॅक्टिकली शिकायला सुरुवात करणे हीच पहिली अंशनेबल स्टेप आहे. सर्वात आधी एजंटिक आर्किटेक्चर काय असते आणि स्वतःचे एआय एजंट्स कसे बनवायचे हे शिकून घ्या. एआय कॉग्निशन सिस्टीम समजून घेण्यासाठी लागणारे काफ़्का, रेडिस किंवा डिप्लॉयमेंटसाठीचे डेटा रोबोट यांसारखे मॅकेनिझम आणि टूल्स शिकायला लागू. केवळ कोर्सेस किंवा ऑनलाईन सर्टिफिकेशन्स करण्यापेक्षा स्वतः प्रॅक्टिकली काहीतरी निर्माण करा. कारण येत्या काळात कंपन्यांची हायरिंग प्रोसेस मोठ्या प्रमाणावर ट्रान्सफॉर्म होणार आहे. इंटरव्ह्यूमध्ये तुम्हाला सिंटॅक्स येतो की नाही हे पाहण्याऐवजी तुमची क्रिटिकल थिंकिंग आणि सिस्टीम डिझाईन करण्याची क्षमता तपासली जाईल. ‘फेल फास्ट’ म्हणजेच वेगाने चुका करा आणि त्यातून शिका. नवनवीन मॉडेल्स येत राहतील, पण म्हणून कन्फ्युज न होता आज हाताशी जे शक्य आहे तिथून सुरुवात करा. तंत्रज्ञान क्षेत्रात ‘बदल’ हाच एकमेव कॉन्स्टंट नियम आहे, त्यामुळे शिकत राहण्याशिवाय दुसरा कोणताही पर्याय नाही.

When Responsibility Goes Beyond Boundaries : Supporting Pune’s Traffic Management Efforts



Through the spirit of My City, My Responsibility, responsible developers are stepping beyond their traditional role to contribute to a smoother, safer and more liveable Pune.

The arrival of the monsoon in Pune brings with it the unmistakable fragrance of wet earth, lush greenery and cooler days. But it also brings a challenge every Punekar knows too well, traffic congestion. Waterlogged roads, pothole-prone stretches, ongoing infrastructure works and increasing vehicular movement often

turn daily commutes into long, frustrating journeys. In a city that continues to grow rapidly, keeping traffic moving is no easy task. Standing at the forefront of this challenge are the men and women of the Pune Traffic Police and Traffic Mitras. Come rain or shine, they spend long hours at junctions, managing traffic amid heat, pollution and unpredictable weather, ensuring that millions of Pune-kars reach their destinations safely. Yet, the scale of the challenge is enormous. Pune Traffic Police have identified over 131 waterlogging spots and 102 pothole-prone stretches that are prone to congestion during the monsoon. Add to this the impact of ongoing infrastructure works and increasing vehicle

numbers, and it becomes evident that additional support on the ground is not just desirable, it is essential. Recognising this need, and inspired by the spirit of My City, My Responsibility, a group of responsible developers in Pune have come together to support the city’s traffic management efforts. Vilas Javdekar Developers is proud to be one of them. As part of this collective initiative, a dedicated team of Traffic Wardens is being created to support the Pune Traffic Police. These wardens will undergo specialised training in traffic management and road safety before being deployed at key junctions across the city. Their role is not to replace the existing system, but to strengthen it, providing additional hands where they are needed the

Cities are built not only with roads and buildings, but with collective responsibility. By supporting a dedicated Traffic Warden initiative, Vilas Javdekar Developers is reaffirming its commitment to the city that it proudly calls home. most. The initiative stems from a simple belief: cities are not built only with roads, bridges and buildings. They are built through shared responsibility. At Vilas Javdekar Developers, we have always believed that our role extends far beyond creating homes. Pune has given us opportunities, trust and a sense of belonging. Contributing towards its well-being is not merely a responsibility, it is our way of giving back to the city that we proudly call home. Traffic management, after all, is not merely about reducing waiting time at a signal. It is about ensuring that a school bus reaches safely. It is about helping an ambulance find a clear passage when every second matters. It is about allowing

thousands of working professionals to spend less time on the road and more time with their families. It is about making everyday life a little easier for every Punekar. Today, around 800 traffic wardens support the efforts of Pune Traffic Police. But as Pune continues to evolve and expand, so too does the need for collective participation. Because the challenges of a growing city cannot be addressed by authorities alone. They require citizens, institutions and responsible organisations to come together with a common purpose. At VJ, we believe that responsibility does not end at the compound wall. A home is a promise to its residents. And a city is a promise to its people. A better Pune will not be built by one institution alone. It will be built when citizens, authorities and responsible organisations stand together. And when the city needs more hands, we are proud to step forward. Because building a better Pune goes beyond building homes. It is about standing by the city, every step of the way. My City. My Responsibility.



Quick Facts	
Pune's Traffic Challenge	
131	Waterlogging Hotspots
102	Pothole-Prone Stretches
60	Infrastructure-Related Bottlenecks
800	Traffic Wardens Supporting Police
5.5	Lakh+ New Vehicle Registrations in 2025
600	Additional Wardens Sought Earlier
50	More Wardens Proposed for Kothrud Junctions

Swarvilas Brings ‘Bhakti Rang... Swar Sang’ to East Pune for the First Time

The devotional music programme, scheduled on July 31, marks Swarvilas’ maiden presentation in Hadapsar and celebrates the musical legacy of Pandit Jitendra Abhisheki.



For over a decade, Vilas Javdekar Developers has been nurturing communities not just through thoughtfully designed spaces, but also through meaningful cultural initiatives that enrich lives. One such endeavour is Swarvilas, a unique platform envisioned by Mr. Vilas Javdekar with the objective of making quality music and enriching cultural experiences accessible to all. Over the years, Swarvilas has evolved into a cherished platform that celebrates India’s rich musical heritage and brings together audiences across generations. Through thoughtfully curated performances featuring acclaimed artistes and thematic presentations spanning classical, devotional and contemporary genres, Swarvilas has become synonymous with artistic excellence and cultural enrichment. More than a concert series, it serves as a platform that promotes meaningful engagement

with music and nurtures an appreciation for timeless traditions. Continuing this journey, Swarvilas presents “Bhakti Rang... Swar Sang”, a specially curated devotional music programme scheduled on Friday, July 31, 2026. Marking a significant milestone in the Swarvilas journey, this programme will be presented in East Pune for the first time, bringing the cultural legacy of Swarvilas closer to audiences in Hadapsar and neighbouring areas. “Bhakti Rang... Swar Sang” is a musical tribute that explores the devotional compositions associated with the legendary Pandit Jitendra Abhisheki and the musical interpretations of his disciple, Pandit Hemant Pendse. Featuring a soulful blend of Marathi and Hindi devotional compositions, the programme promises an enriching experience for music connoisseurs and families alike. Conceived, composed and guided by Pandit Hemant Pendse, the programme will feature acclaimed vocalists Suranjan Khandalkar, Dhanashree

Marking a new chapter in its cultural journey, Swarvilas arrives in East Pune with a specially curated evening of devotional music, offering audiences in Hadapsar and neighbouring areas a rare opportunity to experience a rich musical legacy

Ghaisas, Meher Paralikar, along with Pandit Hemant Pendse himself. Over the years, Swarvilas programmes have been appreciated by audiences across Pune, and this first presentation in East Pune reflects the endeavour to make meaningful cultural experiences accessible to a wider community.

बालमनांना रंगभूमीची मेजवानी; तीन दिवस रंगला सकाळ बालनाट्य महोत्सव २०२६



VJ Parivaar प्रस्तुत या महोत्सवात ‘मावळे आम्ही लढणार...’, ‘अलबत्या गलबत्या २.०’ आणि जागतिक कीर्तीचे जादूगार जितेंद्र रघुवीर यांच्या मॅजिक शौने बालरसिकांना दिली अविस्मरणीय मनोरंजनाची मेजवानी.

बालरंगभूमीची परंपरा जपत बालप्रेक्षकांसाठी दर्जेदार मनोरंजनाची मेजवानी ठरलेल्या ‘सकाळ बालनाट्य महोत्सव २०२६’ ला यंदा बालरसिक आणि पालकांचा उत्स्फूर्त प्रतिसाद लाभला. VJ Parivaar प्रस्तुत आणि MIT VGS यांच्या सहकार्याने आयोजित या महोत्सवात ३ ते ५ जून दरम्यान यशवंतराव चव्हाण नाट्यगृह येथे विविधांगी कार्यक्रमांचे आयोजन करण्यात आले. महोत्सवाची सुरुवात ३ जून रोजी इतिहास, शौर्य आणि संस्कार यांचा संगम असलेल्या ‘मावळे आम्ही लढणार...’ या विशेष बालनाट्याने झाली. त्यानंतर ४ जून रोजी मराठी रंगभूमीवरील लोकप्रिय नाटक

‘अलबत्या गलबत्या २.०’ ने बालप्रेक्षकांना कल्पनामय विश्वाची सफर घडवली. ५ जून रोजी जागतिक कीर्तीचे जादूगार जितेंद्र रघुवीर यांच्या ‘World’s Greatest Magic Show’ ने महोत्सवाची रंगत आणखी वाढवली. मुलांना दर्जेदार सांस्कृतिक अनुभव देतानाच त्यांच्यातील कल्पनाशक्ती, सर्जनशीलता आणि रंगकलेविषयीची आवड जोपासण्याचा उद्देश या महोत्सवामागे होता. तीन दिवसांच्या या सांस्कृतिक पर्वानात नाटक, कल्पनाविश्व, इतिहास आणि जादू यांचा अनोखा संगम अनुभवायला मिळाला. समाजातील कुटुंबांना एकत्र आणणारे आणि मुलांच्या सर्वांगीण विकासासाठी प्रोत्साहन देणारे उपक्रम राबविणाऱ्या VJ Parivaar ने या उपक्रमाला प्रमुख पाठबळ दिले. त्यामुळे बालकेंद्रित सांस्कृतिक उपक्रमांना अधिक व्यापक व्यासपीठ मिळाले असून बालरंगभूमीच्या संवर्धनासाठी चालना मिळाली आहे.

सांस्कृतिक जडणघडणीत बालनाट्यांचे महत्त्व अधोरेखित करणारा हा महोत्सव मुलांसाठी मनोरंजनासोबतच संस्कार, कल्पनाशक्ती आणि कलात्मक अभिव्यक्तीचा संस्मरणीय अनुभव ठरला.

यशवंतराव चव्हाण नाट्यगृह येथे ३ ते ५ जून दरम्यान रंगलेल्या सकाळ बालनाट्य महोत्सव २०२६ मध्ये नाटक, इतिहास, कल्पनाविश्व आणि जादू यांचा अनोखा संगम अनुभवायला मिळाला. बालकांच्या सर्जनशीलतेला चालना देत दर्जेदार सांस्कृतिक अनुभव देणाऱ्या या उपक्रमाला बालप्रेक्षक आणि पालकांचा उत्स्फूर्त प्रतिसाद लाभला.



From Using AI to Building With It

As AI moves from novelty to everyday tool, Rohit Agarwal reflects on a year that quietly turned a finance person into a builder of working software - and explains why the real shift ahead is not about using these tools, but about learning to build with them, across every team and every function.

I'll start with a small confession. I am not a software engineer. My background is in finance and business, my days are spent on numbers, decisions, and the unglamorous machinery that keeps an organisation running. A couple of years ago, the idea that I would personally ship working software - software that other people actually use, would have sounded faintly ridiculous.

Over the past year, that ridiculous idea quietly became ordinary. I didn't go back to school. I didn't suddenly acquire a decade of programming experience. What changed was the tools.



Rohit Agarwal
CFO, Vilas Javdekar
Developers

We have been talking a lot lately about being future-ready - about AI-led learning, about capability building, about a culture with no ceilings. I want to add one idea to that conversation, because I think it is the part that will matter most in the year ahead: the difference between using AI and building with it.

The shift hiding in plain sight

Most conversations about AI at work stop one step too early. They land on "use the chatbot to draft your emails faster" or "let it summarise this report." Useful, certainly. But that framing treats AI as a slightly better search box - something you consume.

The real shift is one level deeper. The wall that used to sit between having an idea and creating the tool to solve it - months of specifications, budgets,

"The most valuable thing we are building isn't the software. It's the people who can now make it."

developer queues, vendor contracts - has quietly collapsed. When I describe a problem clearly enough, in plain language, I can now sit alongside an AI assistant and build the thing that fixes it. Not a toy. A working tool that holds up in daily use.

As a finance person, this is the part that keeps me up at night, in a good way. Software you would once have licensed at a recurring cost, waited months to receive, and then bent your own processes to fit - you can now build to fit you exactly. The old "build versus buy" decision, which leaned heavily towards buy for anyone without a large engineering team, has quietly tilted.

What it actually looked like

I want to be honest that this did not arrive as a grand strategy. It started with one irritating problem and a willingness to look foolish for a few evenings. The first thing I built was small and unglamorous, and it worked. That was the moment something clicked. If I could do this, the same approach could be pointed at the dozens of

small frictions that quietly tax every team, the manual reconciliations, the information that lives in one person's head, the trackers held together with spreadsheets and goodwill. So we went further. We stood up our own software group. We began building a suite of internal applications shaped precisely around how our business actually operates, rather than how some distant product team imagined a generic company might. We invested in hardware to run these models inside our own walls - for control, for cost, and so that our data stays our data. And, most importantly, we started teaching colleagues who had never written a line of production code to build alongside these tools.

That last part matters more than any single application. The durable asset isn't the software. It's the people who can now make it.

Capturing what we know before it walks out the door

There is one use I believe will matter enormously to a business like ours, and it gets very little airtime. Every organisation runs on knowledge that is never written down. Why do we structure a deal a certain way? How an experienced person reads a site in seconds that would take a newcomer a week. Which mistakes we have already made, so we don't make

them twice. Today that knowledge lives in people's heads - and it leaves when they do.

For the first time, we have practical tools to capture that expertise - to sit with the people who hold it, draw it out, and turn it into something the whole organisation can draw on. A year from now, I expect this to be one of the quiet advantages that separates teams which compound their knowledge from those that keep relearning the same lessons.

A few honest caveats

None of this is magic, and I'd be doing you a disservice to pretend otherwise.

The tools amplify clear thinking; they do not replace it. A vague idea produces a vague tool. The hard work is still the work - understanding the problem precisely, knowing what "good" looks like, and having the judgment to tell when the machine is confidently wrong. Reviewing what gets built, carefully, remains non-negotiable.

It also asks something uncomfortable of experienced people: the willingness to be a beginner again. To fumble, to not know, to learn in public. That discomfort is, I think, the actual price of admission. It is cheaper than it looks, and the people who pay it early will have a meaningful head start.

Where this leaves us

We already say we want to be future-ready, and that the one thing which decides how far you go is how much you are willing to bring. Building with AI is exactly that, made concrete. You do not need an engineering degree, and you do not need anyone's permission. You need one genuinely annoying problem and a little stubbornness.

My honest prediction for the year ahead is unspectacular and, I believe, correct: the teams that pull ahead will not be the ones who talk the most about AI. They will be the ordinary people - in finance, in sales, in design, in liaisoning, on site - who quietly start building the tools they wish they had.

So my one ask, if you take anything from this: pick the thing that frustrates you most this week, and instead of working around it, try building your way through it. You may surprise yourself, the way I surprised myself. I am, after all, still not a software engineer. I just stopped letting that stop me.

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Avadhoot Panhalkar Makes the Society Proud with Outstanding Academic Success and National Recognition

A VJ Parivaar member Excels in JEE, MH-CET and Earns a Place at IIT Jodhpur; Featured in The Times of India

The entire society celebrates the extraordinary achievement of Avadhoot Panhalkar, son of our esteemed VJ Parivaar member Shri Sachin Panhalkar, whose academic excellence has earned him recognition at both state and national levels. Avadhoot's outstanding performance in some of the country's most competitive entrance examinations reflects his unwavering commitment to learning and his determination to excel. In 2025, he secured an impressive 99.76 percentile in JEE Main and 99.66 percentile in MH-CET, placing him among the top-performing students in the country. He also successfully cleared JEE Advanced with a commendable rank, opening the doors to India's premier engineering institutions. Building on these achievements, Avadhoot secured admission to the prestigious Indian Institute of Technology (IIT) Jodhpur.

From securing top percentiles in India's most competitive entrance examinations to earning a coveted seat at IIT Jodhpur, Avadhoot Panhalkar's academic journey reflects determination, discipline, and excellence. His recent recognition in The Times of India marks yet another milestone in an inspiring success story that has made the entire community proud.

Having successfully completed his first year at the institute, he continues to demonstrate the same passion, discipline, and pursuit of excellence that have defined his academic journey so far. Adding another feather to his cap, Avadhoot has recently been featured in The Times of India, a recognition that highlights not only his academic success but also the inspiring story behind it. His accomplishment serves as a source of motivation for students aspiring to achieve their goals through hard work and perseverance.

Behind every successful student stands a strong support system, and Avadhoot's achievement is also a proud moment for his parents and family, especially Shri Sachin Panhalkar, whose encouragement and guidance have undoubtedly played an important role in his journey. Avadhoot's success is a shining example of what can be achieved through focus, dedication, and consistent effort. His accomplishments have brought great pride to the entire society and inspired many young minds to dream bigger and work harder. We extend our heartfelt congratulations to Avadhoot Panhalkar and the Panhalkar family on this remarkable milestone and wish him continued success, happiness, and many more achievements in the years ahead.



VJ Parivaar Member Prachi Gupta Clinches XD 45+ Title at Pune District Super 500 Ranking Badminton Tournament



Demonstrating that passion, perseverance, and dedication know no age, VJ Parivaar member from Portia Grandé, Prachi Gupta, emerged victorious in the XD 45+ (Mixed Doubles 45+) category at the Yonex Sunrise W18 Pune District Super 500 Ranking Badminton Tournament.

Demonstrating that passion, perseverance, and dedication know no age, VJ Parivaar member from Portia Grandé, Prachi Gupta, has added another remarkable achievement to her sporting journey by emerging victorious in the XD 45+ (Mixed Doubles 45+) category at the Yonex Sunrise W18 Pune District Super 500 Ranking Badminton Tournament, held from 25th to 31st May 2026 in Pune. Competing against some of the district's accomplished badminton players in the

Competing against some of the district's accomplished badminton players, Prachi showcased exceptional skill, strategic gameplay, and unwavering determination to secure the coveted title, making it a proud moment for the entire VJ Parivaar.

masters category, Prachi showcased exceptional skill, strategic gameplay, and unwavering determination to secure the coveted title. Her victory is a reflection of years of commitment to fitness, discipline, and the pursuit of excellence. Prachi's achievement goes beyond the badminton court. It serves as an inspiration for individuals across age groups, demonstrating that with passion and persistence, new milestones can be achieved at every stage of life. Balancing personal and professional responsibilities while continuing to compete at a high level, she embodies the spirit of active living and lifelong growth. Her success also reflects the values cherished by the VJ Parivaar community, embracing wellness, pursuing one's passions, and celebrating every achievement, big or



small. Through her inspiring journey, Prachi has shown that determination and consistency can turn aspirations into accomplishments. On behalf of the entire VJ Parivaar, we extend our heartfelt congratulations to Prachi Gupta on this outstanding achievement. Her victory is a matter of pride for the Portia Grandé community and an inspiration to fellow VJ Parivaar members to continue chasing their dreams with confidence and enthusiasm.



CREDAI MahaYouthCon 2026 Inspires Young Real Estate Leaders in Pune

Industry experts share insights on AI, leadership, trust and long-term growth at the two-day conclave organised by CREDAI Maharashtra Youth Wing.

CREDAI Maharashtra Youth Wing's MahaYouthCon 2026, held on June 6 and 7 at Conrad Pune, brought together more than 200 young developers and second generation entrepreneurs from across the state. The two-day event provided a platform for learning, networking and exchanging ideas on the future of the real estate industry. The conclave focused on important topics such as artificial intelligence, leadership, business management, governance and building trust with customers. Industry leaders and experienced entrepreneurs shared practical lessons that can help young developers build strong and sustainable businesses. Mr. Apoorv Jain spoke about how artificial intelligence is changing the way real estate

More than 200 young developers from across Maharashtra gathered in Pune for two days of insights, networking and practical lessons from some of the industry's most respected leaders.

companies work. He shared how AI is being used in areas such as hiring, marketing, customer support and site management. He introduced the R-T-C-F framework Role, Task, Constraints and Format and stressed that the role of technology must be clearly defined before using it. He also highlighted the importance of introducing AI gradually and helping employees understand that it is meant to support them, not replace them. Mr. Devang Trivedi spoke about leadership and the importance of managing one's ego. He said that differences of opinion are natural in business, but relationships should always remain strong. He stressed the need to groom the next generation of leaders and explained that business owners and CEOs have different roles and responsibilities. According to him, values such as

accountability, mutual respect and patience are essential for long-term success. Sharing his experience, Shri Shantilalji Kataria highlighted the importance of clear land titles and proper legal checks before acquiring any property. He encouraged developers to understand regulations and use them as an advantage. He also spoke about the importance of learning from mentors and maintaining trust and good relationships while growing a business. According to him, success comes from patience, discipline and continuous learning. Mr. Aditya Javdekar shared practical lessons on business management and decision-making. He explained how regular reviews of cash flow, sales and project progress help maintain financial discipline. He said that trust is the biggest reason customers choose a developer and that consistently delivering what is promised helps build a strong reputation. Speaking about risk and growth, Mr. Javdekar advised developers to make decisions after proper calculations and not to fear challenges. He also shared his "1-2 ka 4" approach, which focuses on selling, recovering



investments and completing projects in a planned manner. He emphasised that understanding risks is important for making the right decisions. Overall, MahaYouthCon 2026 highlighted how the next generation of developers is preparing for the future with a combination of technology, strong values and customer-centric thinking. The event reinforced the belief that



sustainable growth in real estate is built on trust, discipline and continuous learning. With insightful sessions and meaningful interactions,

MahaYouthCon 2026 successfully created a platform for young leaders to exchange ideas and shape the future of the real estate industry in Maharashtra.



Honouring the Past and Engineering the Future, Responsibly!

As Vilas Javdekar Developers enters its 46th year, it continues to build on a foundation of trust, engineering excellence and people-first thinking while embracing AI, sustainable engineering and the evolving needs of future generations.

Every year, Foundation Day brings with it a sense of pride, gratitude and anticipation. It is an opportunity to celebrate the journey, acknowledge the people who made it possible and look ahead to what comes next. As Vilas Javdekar Developers steps into its 46th year, the moment feels particularly significant. Not because of the milestone itself, but

because of the possibilities that lie ahead. Over the last four and a half decades, Pune has transformed dramatically. New neighbourhoods have emerged, aspirations have evolved and the city’s skyline continues to reach new heights. Through this transformation, VJ has remained guided by a simple yet powerful philosophy from our founder, Vilas Javdekar who we fondly call VYJ “Do what you say. Say what you mean.” These words continue to shape the way we think, work and build. They remind us that trust is earned through actions, strengthened through consistency and sustained through every promise fulfilled. While many know VJ for thoughtfully designed homes and thriving communities, at our core, we have always been an engineering company. A company built on the leadership and vision of VYJ, AVJ and SVJ. A company that believes great buildings are

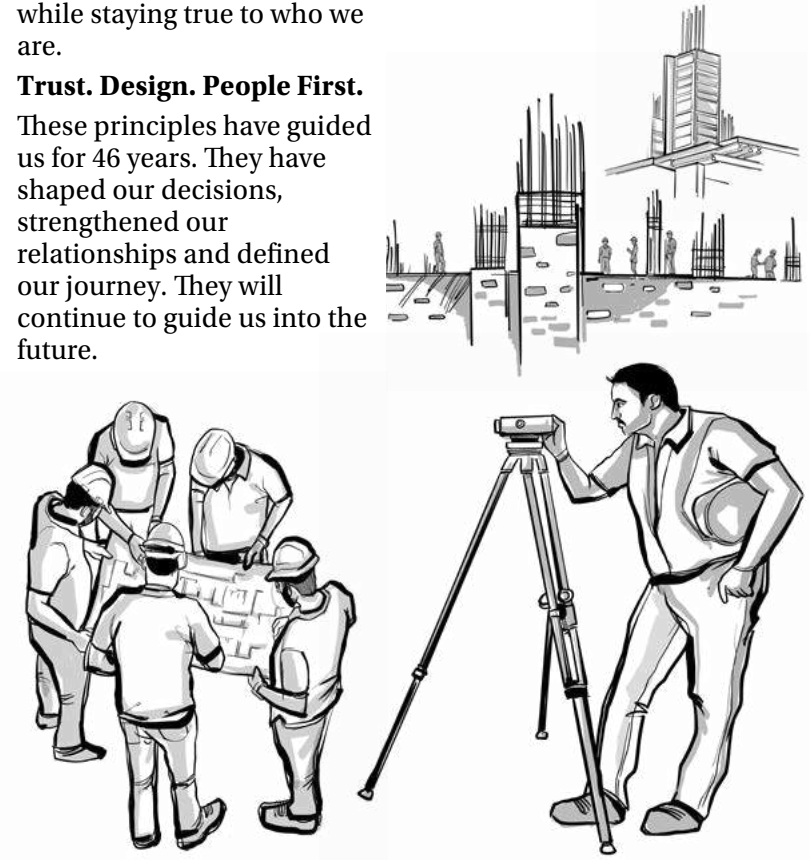
created not just through design, but through discipline, precision and a relentless focus on quality. This engineering mindset has enabled us to adapt and evolve through changing times while remaining steadfast in our commitment to customers, partners and communities. Today, the world is entering a new era. Artificial Intelligence is transforming industries. Sustainable engineering is reshaping the future of development. Technology is creating new possibilities in the way projects are designed, delivered and experienced. At VJ, we see these changes as opportunities to improve, innovate and create greater value. This belief has always been more than a motto. It reflects a culture of curiosity, passion and continuous learning. It is what inspires us to challenge conventional thinking, embrace new technologies and find better ways of serving our customers.

Built on trust. Driven by innovation. Committed to delivering what we promise.

The future of real estate will demand smarter systems, more responsible construction practices and a deeper understanding of how people want to live. It will require organisations to balance innovation with accountability and growth with sustainability. That future is already taking shape. “When you love your work, it shows.” Reflecting on another powerful philosophy, it shows the quality of what we build. It shows in the relationships we nurture. And it shows in our willingness to transform, adapt and stay ahead of the curve. Whether through AI-enabled processes, sustainable engineering practices or future-ready systems, our focus remains clear: to build

responsibly and create lasting value for generations to come. As we enter our 46th year, we do so with confidence. Confidence in our values. Confidence in our people. And confidence in our ability to continue evolving while staying true to who we are. **Trust. Design. People First.** These principles have guided us for 46 years. They have shaped our decisions, strengthened our relationships and defined our journey. They will continue to guide us into the future.

The legacy is strong. The opportunities are exciting. And as we look ahead to the next chapter, one thing is certain. The best is yet to come.



Building the Future with AI: Launching the VJ AI Learning Journey



A company-wide learning initiative designed to help VJ team members understand, explore, and apply Artificial Intelligence confidently, responsibly, and meaningfully across their professional journeys.

Building the Future with AI
The real estate industry has always evolved with time. From hand-drawn plans to digital design software and from paper-based processes to integrated technology platforms, every generation has embraced new tools that improve the way we work. Today, we are witnessing another important transformation, one driven by Artificial Intelligence (AI). Across the world, AI is helping people make better decisions, automate repetitive tasks, improve productivity, and spend more time on work that requires creativity and human judgment. Construction and real estate are no exception. Whether it is project planning, design coordination, documentation, customer communication, or data analysis, AI is becoming an integral part of everyday business. We believe that technology creates value only when people know how to use it effectively. Our strength has always been our people, and our goal is not

Artificial Intelligence (AI) is changing the way people work across industries, including real estate and construction. To help our employees stay prepared for the future, VJ is launching the VJ AI Learning Journey. Based on feedback from over 800 employees, this structured learning program will help teams understand AI, explore its practical applications, and learn how it can support everyday work. More than a technology initiative, it is an investment in our people and their continuous growth.

simply to introduce new technology but to ensure that every employee has the confidence and capability to use it responsibly. With this vision, we are proud to launch the VJ AI Learning Journey a company-wide initiative designed to help our employees understand, explore, and apply Artificial Intelligence in their daily work. **Why This Initiative Matters** Every VJ project is the result of hundreds of people working together across engineering, design, planning, sales, customer experience, finance, procurement, legal, HR, administration, and site execution. Every day, our teams make countless decisions, solve

problems, coordinate with stakeholders, and manage information to deliver quality experiences to our customers. As workplaces continue to evolve, AI is becoming a valuable support system rather than a replacement for human expertise. Organisations that invest in helping their people understand and use AI will be better prepared for the future. Keeping this in mind, we first wanted to understand where our employees stood in their AI journey before designing a learning program.

Understanding Our Starting Point
Earlier this year, the Learning & Development team conducted an AI Readiness Assessment across the organisation. More than 800 employees from different functions participated, helping us understand their awareness, comfort level, and expectations from AI. The assessment showed that while some employees had already started exploring AI tools, many were looking for practical guidance on how AI could support their day-to-day responsibilities. Instead of creating a one-size-fits-all program, we used these insights to build a structured learning journey that caters to different levels of experience and different business needs.

A Learning Journey for Everyone
The VJ AI Learning Journey is divided into four progressive levels, allowing employees to learn and grow at a pace suited to their role and readiness.

Level 1 – Awareness
This two-hour session introduces employees to the fundamentals of Artificial Intelligence, its growing role across industries, and its practical relevance to real estate and construction. The objective is simple to build confidence and remove the hesitation around AI. Around 500 employees will participate in this level, making it one of the largest learning initiatives undertaken within the organisation.

Level 2 – User
Once the basics are understood, employees move to practical application. This full-day program focuses on using AI for communication, documentation, research, information management, content creation, planning, and problem-solving. Participants will work with real-life examples and discover how AI can improve both productivity and quality of work.

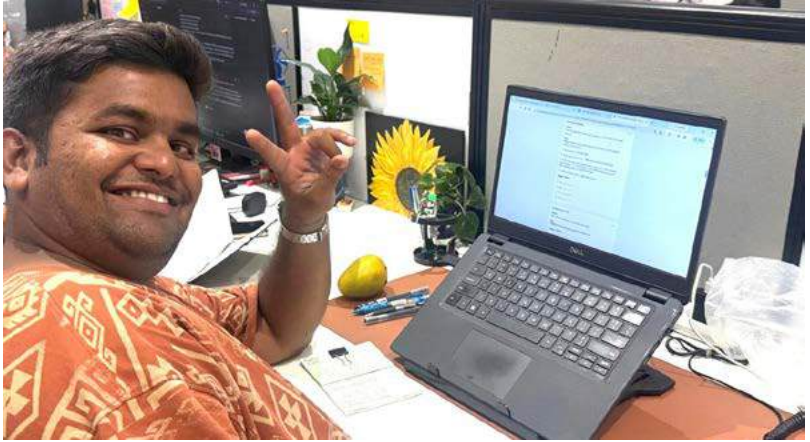
Level 3 – Automator
Designed for employees who want to go beyond using AI tools, this immersive three-day program focuses on creating workflows and automations that simplify repetitive tasks and improve efficiency. Participants will explore practical ways to connect tools, streamline processes, and create solutions that add measurable business value. Close to 100 employees from engineering, design, sales, finance, HR, and support functions will be part of this level.

Level 4 – Strategic & Leadership
The final level is designed for senior leaders and focuses on the larger business impact of AI. Delivered through eight sessions over four weeks, this program encourages leaders to explore emerging trends, understand how AI is shaping industries, and identify opportunities for innovation while staying aligned with the values that define our organisation.

Learning Together
One of the guiding principles of this initiative is inclusivity.

AI may influence different roles in different ways today, but its importance will continue to grow across every function. By ensuring that all employees begin with a common understanding, we are creating a strong foundation for collaboration and future learning. The rollout has been planned carefully across locations to provide equal access while ensuring business continuity. Training schedules have been designed so that teams can participate without disrupting ongoing projects and commitments. **More Than Technology** While this initiative focuses on Artificial Intelligence, its purpose is much larger. It is about creating a culture where people remain curious, adaptable, and open to learning. Throughout our journey, VJ Developers has grown because our people have continuously

embraced new ideas and better ways of working. The AI Learning Journey is another step in that direction—an investment in capability building and future readiness. **Looking Ahead** Over the coming weeks, employees will receive their batch details and training schedules. We encourage everyone to approach this journey with curiosity and an open mind. You do not need to be a technology expert to begin; all you need is a willingness to learn. As we continue building homes, communities, and experiences that enrich lives, we must also continue building new capabilities within ourselves. The future belongs to organisations that learn, adapt, and grow together.



One Address. Endless Possibilities.

With possession around the corner, VJ IndiLife Wakad is opening up a new way of living, working and unwinding. From productivity-focused S.O.H.O. to flexible IndiSuites designed around personal passions, the opportunity to rent a space that adapts to your lifestyle is arriving this August.

The way we live has changed. The way we work has changed. And increasingly, the spaces we seek are changing too. For many urban professionals, working from home is no longer ideal. Cafés are crowded. Traditional offices can feel restrictive. At the same time, finding space for personal pursuits, hobbies, fitness, creativity or simply some uninterrupted time for yourself over the weekends has become increasingly difficult.

Not every space needs to be a home. Sometimes, it needs to be exactly what you need it to be.

What if one address could offer both?

In this month, VJ IndiLife Wakad will welcome its first occupants, introducing a thoughtfully designed ecosystem that blends productivity, convenience and flexibility in one of Pune's most vibrant neighbourhoods.

Located right on the Mumbai-Bangalore Highway, IndiLife Wakad has been envisioned for people who want more from their spaces. More flexibility. More convenience. More possibilities.

At the heart of the project are two distinctive offerings that respond to the changing needs of modern urban life. The first is **S.O.H.O.**, a concept designed for professionals who want a productive environment without the constraints of a traditional office. Whether you're an entrepreneur, consultant, freelancer, start-up founder or remote professional, S.O.H.O. offers an ecosystem that supports the way work happens today.



Meeting rooms, business lounges, working pods, discussion decks, breakout zones and a host of managed services come together to create a seamless work experience. Add to that concierge services, managed reception, parcel handling and security infrastructure, and the result is a workspace designed to help professionals focus on what matters most.

The second offering is **IndiSuites**, a concept built

around flexibility and self-expression. Not every space needs a business purpose. Sometimes it is about creating room for the things that bring us joy.

An IndiSuite can become an art studio, a content creation space, a weekend retreat, a reading room, a gaming den, a wellness corner or simply a place to disconnect from the demands of everyday life. It offers the freedom to shape a space around your interests, passions and aspirations.

What makes VJ IndiLife

unique is that it recognises a simple truth: **today's urban citizens don't want rigid definitions. They want spaces that adapt to their lifestyles, not the other way around.**

The timing couldn't be better. Wakad has emerged as one of Pune's most dynamic growth corridors, combining excellent connectivity with thriving business districts, lifestyle infrastructure and a young, aspirational population. As possession approaches in August, interest is already building among owners looking to rent their units and among professionals seeking flexible spaces that offer far more than conventional rental options.

To support this growing demand, CosmoTown shelters, will be facilitating rental opportunities for prospective tenants interested in S.O.H.O. and IndiSuites.

Whether you're looking for a professional address that helps your business grow or a personal space that allows you to pursue what you love, VJ IndiLife Wakad offers a refreshing new perspective on urban living and working. Because sometimes, the right space doesn't just fit into your life. It helps you make more of it.

VJ IndiLife

WAKAD

Interested in renting a space at VJ IndiLife Wakad?

Connect Today

+91 73044 78555

COSMOTOWN SHELTERS LLP

IGBC Platinum Cricket Premier League Unites Pune's Green Building Leaders Through Sport and Sustainability

Six IGBC Platinum-rated organizations come together on the cricket field, blending sportsmanship, collaboration and sustainability while celebrating standout performances.

The IGBC Platinum Cricket Premier League (IPCPL), organized by the IGBC Pune Chapter, brought together six IGBC Platinum-rated organizations for an exciting day of cricket, teamwork and networking. The tournament was organized to encourage interaction among professionals from Pune's green building sector and provide a platform for industry members to connect outside their regular work environment.

The event saw enthusiastic participation from teams representing leading organizations committed to sustainable development and green building practices. Through friendly competition and team spirit, the tournament helped strengthen relationships among professionals while creating opportunities for meaningful interaction.

The matches were played in a competitive yet sporting atmosphere, with players showcasing their cricketing skills and teamwork throughout the day. The event reflected the shared values of collaboration, commitment and excellence that are

The IGBC Platinum Cricket Premier League (IPCPL) successfully brought together six IGBC Platinum-rated organizations for a day of competitive cricket and industry interaction. The event highlighted the spirit of teamwork and collaboration within Pune's green building community, with Team VJ's Alok Biradar receiving the Best Bowler of the Match award for his impressive performance.

central to the green building community. One of the highlights of the tournament was the performance of **Alok Biradar from Team VJ**, who was awarded the Best Bowler of the Match for his outstanding bowling spell. His accurate line and length and timely wickets played an important

role in his team's performance and earned him recognition from the organizers.

The award was a proud moment for Team VJ and highlighted the importance of individual contribution in a team sport. More than just a cricket tournament, IPCPL served as a platform for bringing together professionals from across Pune's green building industry. The event successfully combined sport with networking and relationship-building, making it a memorable experience for all participants.

Through initiatives such as the IGBC Platinum Cricket Premier League, the IGBC Pune Chapter continues to create opportunities for industry members to connect, collaborate and build stronger professional relationships beyond the workplace.



Harnessing the Power of the Sun: Yashwin Orizzonte C Wing Achieves a 35 kW Solar Milestone

A community-led initiative that reflects the collective commitment of homeowners towards sustainability, clean energy, and a greener future.

At VJ, we believe that great communities are built not only through thoughtful planning but also through the efforts of residents who work together to create a better future. Living this spirit, the homeowners of Yashwin Orizzonte C Wing, Kharadi, recently achieved an important milestone by increasing their solar power capacity to 35 kW.

This achievement was celebrated during Environment Week and reflects the residents' commitment to clean energy and a greener future. What makes this initiative truly special is that the entire project was funded by the homeowners of C Wing, showing how a community can come together to make a positive difference.

The society already had a 10 kW solar power system in place. With the new expansion, the solar capacity has grown to 35 kW, helping reduce dependence on conventional energy sources and encouraging more sustainable living.

The celebrations began with a Banyan Tree Plantation Drive at Babuji Buwa Mandir, highlighting

As part of Environment Week, the residents of Yashwin Orizzonte C Wing, Kharadi, celebrated a remarkable sustainability milestone by expanding their solar power capacity to 35 kW. Fully funded by the homeowners, the project showcases the power of community action, responsible living, and a shared vision for a cleaner, greener tomorrow.

the community's commitment to protecting and nurturing the environment. This was followed by the inauguration of the expanded solar facility at the society gazebo.

The event was graced by Shri Surendra Bapusaheb Pathare, Honorable PMC Corporator, who inaugurated the project and appreciated the residents for their vision, teamwork, and dedication towards creating a greener future. Shri Pathare assured the community of his support and promised to look into these requirements.

yashwin ORIZZONTE

The 35 kW solar installation is more than just a new facility. It is a proud example of what can be achieved when a community works together towards a common goal. It reflects the values of responsible living, environmental awareness, and collective progress.

As Yashwin Orizzonte continues its journey towards a sustainable future, this milestone stands as an inspiration for other communities. Through their commitment and collective effort, the residents have taken a meaningful step towards creating a cleaner, greener, and brighter future for generations to come.



When Every Drop Counts : Navigating Pune’s Water Challenge Together

For a city that has grown rapidly over the last decade, water has become one of Pune’s most pressing concerns. Reduced rainfall in some catchment areas, rising demand, ageing infrastructure and rapid urbanisation have made water availability increasingly uncertain. As the city’s population expands and new developments continue to emerge, the pressure on existing water resources is only expected to increase.

Simple measures such as rainwater harvesting, regular maintenance of plumbing systems, recycling greywater, fixing leaks promptly and adopting water-efficient fixtures can collectively make a significant impact. Housing societies that actively monitor consumption and promote water-conscious habits among residents are often better equipped to manage periods of water scarcity.

Water conservation is not just an environmental responsibility; it is an essential step towards building resilient communities that are better prepared for the future. By taking proactive action today, Pune’s residents can contribute to a more sustainable and water-secure tomorrow.

Understanding the Challenge

Pune’s expanding population, changing lifestyles and growing urban footprint have increased pressure on existing water resources. As a result, many neighbourhoods are already experiencing:

- Reduced municipal water supply
- Increased dependence on private tankers
- Rising maintenance costs for housing societies

- Concerns around water quality
 - Stress on daily household routines
- What Families Can Do**
- Small changes in everyday habits can create a meaningful impact when adopted collectively.
- Simple steps that save water:**
- Fix leaking taps and plumbing immediately.
 - Turn off taps while brushing or shaving.
 - Run washing machines only with full loads.
 - Reuse RO reject water for cleaning or gardening.
 - Use buckets or trigger nozzles instead of running hoses.
 - Be conscious of daily water consumption.

Even a 10–15% reduction in usage across households can significantly ease pressure on common resources.

What Housing Societies Should Prioritise

Managing water efficiently requires collective action. Housing societies can make a substantial difference by:

- Conducting periodic water audits to identify losses and consumption patterns.
- Monitoring tanker volumes and related expenditure.
- Upgrading old pipelines, pumps and float valves to prevent leakages.
- Reviewing landscaping practices and adopting drip irrigation systems.
- Choosing native and drought-resistant plants that require less water.

Invest in Recycling and Rainwater Harvesting

Long-term water security depends on making the most of

- every drop.
- Treated water can be reused for:
- Gardening
 - Flushing
 - Common area cleaning
 - Landscape maintenance
- Rainwater harvesting is no longer just an environmental initiative—it is a necessity. Properly designed systems help:
- Recharge groundwater
 - Reduce runoff losses
 - Improve water security
 - Support long-term sustainability

Building a Culture of Water Responsibility

Technology alone cannot solve the challenge. Lasting change comes from awareness and behaviour.

Societies can encourage responsible practices through:

- Monthly water consumption reports
- Resident workshops
- Children’s awareness drives
- Water conservation campaigns
- Recognition for responsible usage

Pune has faced water challenges before, and the city will continue to encounter them as it grows. The most resilient communities are not necessarily those with the largest storage tanks, but those that plan ahead, work together and treat water as the precious resource it truly is.

Every drop saved today strengthens our collective ability to face tomorrow. Because water management is not just a civic responsibility, it is a community responsibility. And every resident has a role to play.



PUNE’S WATER CHALLENGE

A PRACTICAL CHEAT SHEET FOR EVERY HOME & HOUSING SOCIETY

Water shortages, tanker dependency and supply restrictions are becoming common across Pune. While long-term solutions will take time, there is a lot we can do right now.

Small actions today. Big impact tomorrow.



WHEN EVERY DROP COUNTS

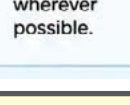
FOR EVERY FAMILY

7 SIMPLE HABITS THAT MAKE A BIG DIFFERENCE

- **1. FIX LEAKS. IMMEDIATELY.**
A dripping tap or leaking flush can waste hundreds of litres every month.
- **2. BUCKET OVER HOSE**
Whether it’s washing vehicles, balconies or outdoor spaces, buckets use significantly less water.
- **3. FULL LOADS ONLY**
Run washing machines and dishwashers only when fully loaded.
- **4. REUSE WATER WHEREVER POSSIBLE**
RO reject water can be used for mopping, cleaning and gardening.
- **5. CUT SHOWER TIME**
Even reducing shower duration by a few minutes can save substantial amounts of water over time.
- **6. REPORT COMMON AREA LEAKS**
Notice a leaking pipeline, overhead tank or common tap? Inform your society immediately.
- **7. BUILD AWARENESS AT HOME**
The most effective conservation tool isn’t technology. It’s habit.

FOR HOUSING SOCIETIES

10 ACTIONS THAT DELIVER RESULTS

- **1. CONDUCT A WATER AUDIT**
Measure consumption before trying to reduce it.
- **2. TRACK TANKER USAGE**
Monitor daily and monthly tanker dependence and costs.
- **3. CHECK FOR INVISIBLE LEAKAGES**
Underground pipelines and storage systems often account for significant losses.
- **4. OPTIMISE PUMP OPERATIONS**
Regular maintenance can prevent wastage and improve efficiency.
- **5. REUSE TREATED WATER**
Use recycled water for flushing, landscaping and cleaning.
- **6. REVIEW LANDSCAPING PRACTICES**
Prioritise native plants and efficient irrigation methods.
- **7. INSTALL WATER METERS**
What gets measured gets managed.
- **8. CLEAN STORAGE TANKS REGULARLY**
Water quality becomes even more important during shortages.
- **9. PROMOTE RESIDENT AWARENESS**
Share monthly consumption updates and conservation tips.
- **10. PLAN BEFORE THE CRISIS DEEPENS**
Create contingency plans for reduced supply periods and tanker management.

THE THREE INVESTMENTS EVERY SOCIETY SHOULD CONSIDER

**RAINWATER HARVESTING**
Capture the rain when it comes.

**WASTEWATER RECYCLING**
Reuse water wherever possible.

**SMART WATER MONITORING**
Use data to identify wastage before it becomes a problem.

Where Dreams Found Their Address



With Gruha Pravesh celebrations at D1D2 & E1E2, 259 families stepped into their new homes and became a cherished addition to VJ Parivaar, marking the beginning of a lifetime of memories, celebrations, and togetherness.

Some moments in life are too special to be measured by dates or milestones. They are measured in emotions, memories, and the joy of seeing a dream finally come true.

For 259 families at Yashwin Enchante D1D2 & E1E2, Gruha Pravesh marked the beginning of a new chapter. More than the handover of

keys, it was a celebration of aspirations fulfilled and a heartfelt welcome into the ever-growing VJ Parivaar.

One of the most memorable experiences of the day was the **“What Is Your Key Saying to You?”** activity. After receiving their keys, homeowners picked a heartfelt message filled with

Some dreams take years of patience, sacrifice, and unwavering hope. For 259 families at Yashwin Enchante D1D2 & E1E2, Gruha Pravesh was more than receiving keys, it was the joy of seeing a dream come alive. From heartfelt moments and blessings to warm welcomes and shared celebrations, the occasion marked not just the start of life in a new home, but the beginning of a beautiful journey as part of VJ Parivaar.

wishes of happiness, prosperity, laughter, and togetherness, as though their new homes were warmly welcoming them.

The **My Wish Wall** soon became a canvas of dreams and aspirations. From parents looking forward to celebrating milestones with their children to young couples imagining a lifetime of memories together, every message reflected the hopes

SHUBHAM BHAVATU

that truly bring a home to life. The occasion was filled with touching moments. A young couple arrived carrying their one-month-old twins, stepping into a future filled with new beginnings. With the celebration coinciding with Father’s Day, many homeowners invited their fathers to receive the keys alongside them, creating emotional moments of gratitude and pride.

The presence of Society Committee Members from A1A2, B1B2, and F1F2 added warmth to the celebration, reflecting the spirit of VJ Parivaar, where neighbours become family. **The beats of the dhol, Gruha Pravesh Puja, and Nameplate Unveiling Ceremony further made the day memorable.**

Thoughtfully curated experiences such as the Convenience & Comfort Lounge, Meet Your Electrician Desk, Flea Market, and Interior Solution stalls ensured a seamless possession experience.

As families walked away with the keys to their dreams, one thing became clear: this was not just the possession of a home, but the beginning of a future filled with memories, celebrations, and togetherness.

Because some dreams don’t simply come true. Some dreams welcome you home.









Happy Neighbours' Day at Yashwin Supernova: Celebrating Community, Wellness & Togetherness



A series of thoughtfully curated weekly activities brought residents together through learning, wellness, sports, creativity, and meaningful community interactions.

Following the enthusiastic participation witnessed during the initial phase of Happy Neighbours' Day celebrations, Yashwin Supernova continued its journey of community engagement with a diverse range of activities that brought residents together through learning, wellness, awareness, recreation, and meaningful interactions.

The celebrations featured the VJ Property Upgrade Fest, where homeowners explored property upgrade opportunities, rental and resale services, upcoming projects, and the benefits of the VJ Referral & Loyalty Program. Residents also enjoyed a lively Food Fest and Flea Market, creating opportunities to showcase homemade delicacies, local businesses, and entrepreneurial talents within the community.

Adding an educational dimension to the festivities, residents participated in informative sessions on Road Safety and Organic Waste Management, encouraging safer and more sustainable living



As part of the Happy Neighbours' Day celebrations, Yashwin Supernova hosted an engaging lineup of weekly activities that transformed weekends into opportunities for connection and growth. From property advisory sessions, resident-led markets, and awareness workshops to gardening, sports, health initiatives, yoga, and self-defence training, residents of all age groups came together to learn, participate, and celebrate community living.

practices. A Letter Writing Competition further provided a creative platform for self-expression and thoughtful communication. The following weekend brought residents together through engaging learning and recreational activities. A Kitchen Gardening Session inspired participants to create greener homes through practical gardening techniques, while the much-loved 90's Games Session rekindled childhood memories and encouraged intergenerational bonding among children, parents, and

grandparents alike. Residents also benefited from a Security Management Session that offered valuable insights into safety systems and emergency preparedness. The excitement continued with the launch of the Yashwin Supernova Box Cricket League, as teams were introduced, jerseys unveiled, and the tournament trophy revealed, setting the stage for spirited competition and community participation. Wellness remained a key focus during the concluding phase of the celebrations. Residents availed themselves of Basic Health Check-ups and BMI Assessments, helping them better understand their overall health and fitness. Fitness activities encouraged active lifestyles, while a special Yoga Day session promoted mindfulness, flexibility, and holistic well-being. The celebrations concluded on an energetic note with a Karate Workshop, where participants learned self-defence techniques while building confidence and discipline. As Happy Neighbours' Day continued to unfold at Yashwin Supernova, each activity added another layer to the shared experiences that define a thriving community. Together, these initiatives strengthened neighbourhood bonds, encouraged active participation, and reinforced the spirit of belonging that lies at the heart of VJ Parivaar.

„hAPPY NEIGHBOURS DAY“

FLEA & FLAVOURS



Yoga Workshop



BASIC HEALTH CHECK-UP



FUN GAMES & ACTIVITIES



CRICKET TOURNAMENT



Monsoon Home Care Guide for Pune Flat Owners



Smart Tips to Keep Your Home Safe, Dry & Comfortable the Rainy Season

The arrival of monsoon brings much-needed relief from Pune's summer heat. While the rains transform the city into a lush green landscape, they also bring challenges for homeowners. Increased humidity, water seepage, mold growth, electrical issues, and pest infestations can impact the comfort and longevity of your home if preventive measures are not taken in time. For apartment and flat owners, a little preparation can go a long way in ensuring a safe, healthy, and hassle-free monsoon season.

1. Keep Balconies and Drains Clean

Balconies are often the first areas to face water accumulation during heavy showers.

- Checklist:**
- Remove leaves, mud, and debris from drain outlets.



- Avoid storing items that can obstruct water flow.
 - Check balcony grouting and tile joints for gaps.
- Even a partially blocked drain can lead to water logging and seepage into your living spaces.

2. Fight the Humidity Factor



Monsoon humidity can make homes feel stuffy and uncomfortable.

- Simple ways to reduce moisture indoors:
- Open windows whenever there is a dry spell.
- Use exhaust fans in kitchens and bathrooms.
- Keep wardrobes slightly ventilated.

- Use moisture absorbers or silica gel packets in cabinets.
- High humidity can also damage furniture, books, clothing, and electronic devices if left unchecked.

3. Protect Wooden Furniture and Interiors



Wood tends to absorb moisture during monsoon.

Care Tips:

- Keep furniture slightly away from walls.
 - Avoid placing wet umbrellas or footwear directly on wooden surfaces.
 - Use dry cloths regularly to wipe furniture.
 - Ensure wardrobes remain well-ventilated.
- This helps prevent swelling, fungal growth, and unpleasant odors.

4. Give Your Electrical Safety a Monsoon Check

Water and electricity are a dangerous combination.

Inspect:

- Exposed wiring
- Loose switches

- Outdoor electrical points
- Extension cords near windows or balconies



Safety Measures:

- Do not overload sockets.
- Switch off appliances during major voltage fluctuations.
- Contact a qualified electrician if you notice sparking or moisture around electrical fittings.

5. Keep Mosquitoes and Pests Away



The rainy season creates ideal breeding conditions for mosquitoes and insects.

Preventive Actions:

- Eliminate stagnant water in balconies and utility areas.
- Clean plant trays regularly.

- Keep kitchen areas dry and clean.
 - Use mosquito screens where possible.
- A few minutes of preventive maintenance can help avoid seasonal illnesses.

6. Maintain Bathroom and Kitchen Hygiene



Bathrooms and kitchens are particularly vulnerable to fungal growth during monsoon.

Watch for:

- Black spots on tile joints
- Musty odors
- Slow-draining sinks

Regular cleaning and proper ventilation can significantly reduce mold and bacterial growth.

7. Care for Your Windows and Doors



Strong winds and driving rain can expose weak seals.

Check:

- Window tracks
- Rubber beading
- Sliding door channels
- Locking mechanisms

Clean tracks regularly to ensure smooth drainage and prevent water from entering your home.

8. Prepare an Emergency Monsoon Kit



Unexpected heavy rains can sometimes cause temporary disruptions.

Keep handy:

- Rechargeable torch
- Power bank
- Basic first-aid kit
- Emergency contact numbers
- Waterproof storage for important documents

Being prepared provides peace of mind during extreme weather conditions.

What History Teaches Us About Uncertainty

And why progress belongs to those who keep moving!

Take a moment and think about Pune twenty years ago. The skyline was different. The roads were different. Entire neighbourhoods that are among the city’s most sought-after destinations today were still finding their identity. Areas that are now bustling with homes, offices, schools and social infrastructure were once considered distant, inconvenient or simply ahead of their time.

And yet, even then, people were thriving.

Entrepreneurs were starting businesses. Companies were investing in talent. Developers were creating communities. Families were buying homes. The city was quietly preparing for a future that few could fully see. That is perhaps one of the most fascinating lessons history teaches us.

Progress rarely looks obvious while it is happening.

When we look back, growth appears inevitable. But when we are living through it, growth often feels uncertain, incomplete and filled with questions.

India’s journey - a powerful

Every thriving neighbourhood was once considered too far. Every major infrastructure project was once an ambitious announcement. Every successful business was once an idea waiting to prove itself. History has a remarkable habit of reminding us that while uncertainty is temporary, progress has an enduring way of finding its path forward.

example.

Over the last few decades, the country has transformed itself in remarkable ways. Economic reforms unlocked new opportunities. Technology connected people and businesses at an unprecedented scale. Entrepreneurship flourished. Infrastructure expanded. Indian companies built global footprints, while global companies increasingly chose India as a strategic destination for growth.

Each of these developments created opportunities that millions of people would eventually benefit from. Yet

none of them came with guarantees. They came with belief.

The same story can be seen much closer to home.

Pune’s transformation over the last two decades has been nothing short of remarkable. Once known primarily as an educational and cultural centre, the city has evolved into one of India’s most dynamic destinations for technology, manufacturing, innovation and entrepreneurship.

Today, Pune is attracting investments, talent and opportunities at an unprecedented pace. Global Capability Centres (GCCs) are emerging as one of the strongest indicators of the city’s future potential. As multinational organisations continue to expand their presence in India, Pune is increasingly becoming a preferred destination for global operations, engineering excellence, research and innovation. Every new venture brings employment, investment and economic activity, strengthening the city’s long-term growth story.

Alongside this, infrastructure is reshaping how the city lives, works and moves.

The Pune Metro, once discussed as a future

possibility, is now a reality that thousands experience every day. New connectivity corridors are reducing travel times and unlocking growth across emerging locations. Ring Road developments promise to improve mobility across the region, while national infrastructure initiatives such as the Bullet Train project reflect India’s broader commitment to building for the future.

What is interesting is that many of these developments once existed only as plans, proposals and announcements. At the time, they were often viewed with skepticism. People questioned timelines. They questioned feasibility. They questioned outcomes.

Today, many of those same developments are shaping the way we live. And that brings us to an important reflection.

Every major milestone we celebrate today was once an uncertain possibility.

Every thriving neighbourhood was once an emerging location.

Every successful enterprise was once a calculated risk.

Every family home was once a decision that required confidence in the future.

Perhaps that is why progress has always belonged to those who participate in it. Not recklessly. Not impulsively.

But with enough conviction to recognise potential before it becomes obvious to everyone else.

On 9th July this year, VJ completes 46 years of its journey.

Over these 46 years, we have had the privilege of witnessing Pune evolve from a growing city into one of India’s most dynamic urban centres. We have seen neighbourhoods emerge, infrastructure reshape possibilities, businesses create new opportunities and communities flourish across generations.

More importantly, we have seen one pattern repeat itself time and again. Progress rarely announces itself with certainty. It begins with belief, gathers momentum through participation and eventually becomes the reality everyone takes for granted.

History is filled with examples of people who waited for certainty and examples of people who moved forward with clarity. More often than not, it is the latter who become part of the growth story.

As we look at India, Pune and the opportunities unfolding around us today, that perspective feels especially relevant. Because while every generation experiences moments of doubt, every

generation also contributes to building what comes next. History rarely remembers the uncertainty that existed before progress. It remembers the people who participated in it.

Perhaps that is why the most important decisions in life are rarely made when all the answers are available. They are made when we have enough clarity to see what is possible, enough confidence to trust our judgement, and enough conviction to take the next step.

Not that uncertainty will disappear. But that progress continues anyway. And when the moment feels right, when the fundamentals are strong, and when the future ahead is worth believing in...

It’s Time to Make Your Move.

VJ ONE PARIVAAR: Building Relationships Beyond Homeownership



Buying a home is often considered the beginning of a lifelong relationship with a developer. At Vilas Javdekar Developers, this philosophy has evolved into VJ ONE PARIVAAR, a first-of-its-kind customer engagement ecosystem designed to keep homeowners connected long after they receive the keys to their homes.

VJ ONE PARIVAAR is more than a referral or loyalty programme. It is a thoughtfully created digital platform that brings together every aspect of the homeowner journey, from project updates and customer support to exclusive privileges, referral rewards, community engagement, and opportunities to become neighbours with friends and family. The initiative reflects Vilas Javdekar Developers’ commitment to building not just homes, but thriving communities founded on trust, transparency, and long-term relationships.

The platform empowers customers with a seamless digital experience, allowing

them to stay informed, access exclusive benefits, refer friends, track their referrals, redeem rewards effortlessly, and enjoy privileges reserved exclusively for the VJ Parivaar community.

By simplifying every interaction through a single platform, VJ ONE PARIVAAR strengthens the bond between the brand and its homeowners while creating meaningful value at every stage of the homeownership journey.

What makes VJ ONE PARIVAAR truly unique is that it transforms satisfied homeowners into valued brand ambassadors. Through a transparent and technology-driven experience, customers can confidently recommend VJ to friends and family while enjoying a rewarding, hassle-free referral journey. At the same time, new buyers introduced through the platform receive exclusive advantages, making it a win-win experience for everyone involved.

The initiative has already received an overwhelmingly

positive response from customers, who appreciate not only the ease of use but also the transparency and convenience it brings to their relationship with the brand.



WHAT CUSTOMERS HAVE TO SAY

“I’ve been using the VJ ONE PARIVAAR app, and I must say the experience has been excellent. The entire process is simple, transparent, and user-friendly. What impressed me the most was how smooth the referral process is. Referring someone is effortless, and once the referral is successful, withdrawing the referral benefit is equally seamless with no unnecessary complications. It’s rare to see a developer put so much thought into creating value even after the home purchase. The VJ ONE PARIVAAR app reflects a genuine commitment to customer satisfaction and building a long-term relationship with home buyers.”

— Umesh Gulhane

Yashwin 2.0 | Palladio La Viento

“I started using the VJ ONE PARIVAAR app, and the experience has been excellent. The referral and loyalty process is simple, transparent, and easy to use. I referred one of my friends, and I could track the entire journey in real time. Once the referral was successful, the reward was credited and redeemed seamlessly with just one click. It’s a well-designed platform that makes referrals and rewards truly effortless. Highly recommended!”

— Sumit Pathak

YashONE Hinjawadi

“My experience with VJ ONE PARIVAAR has been exceptional. I purchased my home at Yashwin Urbo Centro, Wakad, and the entire journey was smooth, transparent, and hassle-free. The team was professional, responsive, and guided me through every step of the process. I was so satisfied with their service that I referred two of my friends through VJ ONE PARIVAAR, and their referral process was equally seamless and well-managed. I highly recommend VJ ONE PARIVAAR to anyone looking for a trusted real estate partner.”

— Ritik Agrawal

Yashwin Urbo Centro

More Than an App. A Community.

VJ ONE PARIVAAR is a reflection of Vilas Javdekar Developers’ belief that relationships do not end with possession—they grow stronger with time. By

combining technology, transparency, exclusive benefits, and meaningful engagement on a single platform, the initiative is redefining what it means to be part of a developer’s family. As the VJ Parivaar continues to

grow, VJ ONE PARIVAAR stands as a testament to the brand’s unwavering focus on creating lasting customer experiences, where every homeowner feels valued, connected, and truly at home.



IT'S TIME

TO MAKE YOUR MOVE



VJ



Yashwin Orizzonte, Kharadi Achieves IGBC Final Gold Rating

Yashwin Orizzonte, Kharadi has been awarded the prestigious Final Gold Rating by the Indian Green Building Council (IGBC), marking a significant milestone in our journey towards creating environmentally responsible and future-ready communities. This recognition reflects our commitment to sustainable design, efficient resource utilization, and responsible development practices that benefit both residents and the environment.

Sustainable Architecture: Shaping a Greener Future

Sustainability is shaping the future of real estate. As urbanization continues to grow, sustainable architecture has emerged as a key solution for reducing environmental impact while enhancing the quality of life for residents.

What is Sustainable Architecture?

- Sustainable architecture focuses on designing and constructing buildings that:
- Reduce environmental impact
 - Optimize energy and water consumption
 - Improve indoor air quality
 - Maximize natural daylight and ventilation

- Promote long-term resource conservation
- Enhance the quality of life for residents

Green Features That Make a Difference

- At green-certified developments, sustainability is integrated through:
- Rainwater harvesting systems
 - Energy-efficient lighting and equipment
 - Solar power generation systems
 - Water-saving fixtures and plumbing systems
 - Efficient waste management and composting solutions
 - Green landscaping and biodiversity enhancement
 - Improved natural ventilation and daylight utilization

Benefits of a Green-Certified Project

- Higher Property Value**
- Better resale potential
 - Stronger rental demand
 - Future-ready investment
- Reduced Maintenance Costs**
- Lower common area electricity consumption
 - Optimized water usage
 - Reduced operational expenses for residents

Property Tax Benefits
Eligible projects with sustainable infrastructure may qualify for municipal property tax rebates, subject to prevailing PMC/PCMC guidelines and compliance requirements.

Green Home Loan Advantages
Several financial institutions offer:

- Preferential interest rates
- Special incentives
- Green financing options for certified projects

Why Green Building Certifications Matter

Green Building Certifications: Validate sustainability performance
Encourage responsible construction practices
Promote energy and resource efficiency
Support India's environmental goals
Provide confidence to homebuyers regarding project quality and sustainability

Sustainability Beyond Certification: The Homeowner's Role

A green building achieves its full potential when residents actively participate in sustainable living.



Conserve Energy

- Use LED lighting
- Choose energy-efficient appliances
- Switch off lights and equipment when not in use

Save Water

- Repair leakages promptly
- Use water responsibly
- Support recycled water usage wherever available

Segregate Waste

- Separate wet, dry and recyclable waste
- Participate in society composting and recycling initiatives

Support Renewable Energy

- Encourage solar energy adoption

- Participate in community sustainability initiatives

Maintain Green Infrastructure

- Protect rainwater harvesting systems
- Ensure sustainable features are maintained and operational

Make Sustainable Choices

- Use eco-friendly paints and materials
- Prefer locally sourced products

Promote Green Living

- Plant trees and maintain balcony gardens
- Use public transport, carpooling, cycling or walking
- Support EV adoption where feasible

Building a Sustainable Future Together

Achieving Green Building Certification is a testament to our commitment to sustainability, responsible development, and creating a positive environmental impact. We believe that every step towards greener practices contributes to building resilient communities and enhancing the quality of life for our customers. Supporting this commitment, Bhagyashree Magar from Team VJ oversees sustainability compliance and green building certification processes across projects, helping ensure that our developments consistently meet recognized environmental standards.

Punawale: Where Community Growth is Powering Commercial Success

Driven by a growing residential catchment and strong connectivity, Punawale is emerging as a preferred commercial destination in West Pune.

Once considered an emerging suburb, Punawale has rapidly evolved into one of West Pune's most vibrant residential and commercial destinations. Strategically located along the Mumbai-Bengaluru Highway (NH-48), with seamless connectivity to the Mumbai-Pune Expressway, Hinjawadi IT Park, Wakad, Ravet, Tathawade and Balewadi, the locality has emerged as a preferred address for homebuyers, businesses and commercial investors alike.

is already home to thousands of families, with many more expected to move in over the coming years. This expanding residential base has created a vibrant local economy, generating sustained demand for retail, food and beverage, healthcare, education, fitness and lifestyle services. For businesses, it offers access to a ready customer base with increasing purchasing power and evolving lifestyle aspirations. The area's planned growth has also helped create a strong foundation for commercial development. Unlike locations where commercial spaces are developed much before the residential population arrives, Punawale has witnessed both growing together. As more families move into completed and upcoming residential projects, the demand for everyday services continues to rise. Grocery stores, pharmacies, banks, clinics, cafés, restaurants, childcare centres and wellness services are becoming an essential part of the neighbourhood. This creates a healthy business environment where commercial establishments can benefit from regular customer visits rather than

As thousands of families make Punawale their home, businesses are discovering an address that offers sustained footfall, excellent connectivity and the foundation for long-term commercial success.

depending only on seasonal or office-driven demand. Another important factor driving commercial success is the changing lifestyle of today's homebuyers. Residents increasingly prefer having quality retail and lifestyle options close to home, reducing the need to travel long distances for daily needs or leisure. This shift towards neighbourhood convenience has encouraged businesses to establish a presence within residential catchments. Well-planned commercial developments are therefore becoming important community destinations where shopping, dining, services and social interactions come together. As consumer expectations continue to evolve, businesses that offer

quality products, convenience and good customer experiences are likely to find long-term opportunities in Punawale. Adding to its commercial appeal is the profile of its residents. A large section of the community comprises professionals working in Hinjawadi IT Park, Talawade IT Park, Pimpri-Chinchwad's manufacturing hubs and Pune's growing corporate ecosystem. This young and aspirational demographic has fuelled demand for convenience retail, premium dining, wellness services, cafés, branded outlets and everyday essentials, making Punawale an attractive destination for businesses catering to modern urban lifestyles. Unlike traditional commercial hubs that depend primarily on office crowds, Punawale enjoys consistent consumer activity throughout the day, driven by its resident community. From morning cafés and grocery shopping to evening dining, fitness centres and family entertainment, businesses benefit from sustained footfall across multiple customer segments. This balanced mix of residential and lifestyle activity creates a favourable

environment for both established brands and emerging entrepreneurs. The locality already hosts the presence of several well-known national and regional brands, reflecting its growing commercial maturity. Residents have convenient access to **DMart, Reliance Smart, Starbucks, McDonald's, KFC, Domino's, Subway, Barbeque Nation, The Urban Foundry and Vision One Mall**, among many other retail, dining and entertainment destinations. The presence of these established brands is a testament to the area's increasing consumer demand and business potential. From a commercial real estate perspective, Punawale continues to witness strong momentum. Dedicated retail and mixed-use developments are creating modern commercial spaces designed to cater to the growing needs of residents and businesses alike. Coupled with improving infrastructure, the locality is steadily strengthening its position as one of West Pune's emerging business districts. Connectivity remains one of Punawale's biggest advantages.

Its proximity to the upcoming Hinjawadi-Shivajinagar Metro corridor, excellent road infrastructure and seamless access to the Mumbai-Pune Expressway are expected to further enhance mobility and increase business opportunities in the years ahead. At the same time, several residential projects are nearing completion, ensuring a steady addition to the area's consumer base and reinforcing long-term commercial demand. As West Pune continues to expand, Punawale is emerging as one of its most balanced urban destinations, where homes, workplaces, retail and lifestyle seamlessly come together. For businesses looking to establish an early presence in a high-growth market, the locality offers an ideal combination of visibility, accessibility and a thriving customer base. With its robust residential ecosystem, growing commercial landscape and future-ready infrastructure, Punawale is well on its way to becoming one of Pune's most sought-after destinations for retail, services and commercial investment.



The initiative highlighted how shared experiences can strengthen relationships and make community living more enjoyable for everyone.



Meet the Faces Behind Every Dream Home

Beyond every successful sale is a story of passion, perseverance, and people-first relationships. Meet the VJ Sales professionals who turn aspirations into addresses.

Every home has a story. But before a family receives the keys to their dream home, there's someone who patiently listens to their aspirations, answers countless questions, eases their concerns, and walks alongside them through one of the most significant decisions of their lives.

At VJ, our Sales Team does much more than achieve targets. They build trust long before a home is booked, nurture relationships that continue well beyond

From artists and athletes to travellers and relationship builders, every member of our Sales Team brings a unique personality and purpose to work each day. Get to know the people who represent the VJ promise with dedication, empathy, and an unwavering commitment to creating exceptional home-buying experiences.

possession, and create experiences that families remember for years to come. Every interaction is guided by empathy, integrity, and a genuine desire to help customers find not just a house, but a place they can truly call home.

Buying a home is an emotional milestone filled with excitement, hope, anticipation, and sometimes uncertainty. Our Sales Team becomes a trusted companion through this journey, ensuring every customer feels heard, informed, and confident at every step. From the very first site visit to the moment families celebrate their new beginning, they remain committed to making the experience seamless and memorable.

Behind every successful booking is a story of perseverance, passion, and countless meaningful conversations. Each member of our Sales Team brings a unique personality, perspective, and strength to the table. Some inspire confidence through their calm and patient approach, others energise every interaction with enthusiasm, while many quietly lead with consistency, resilience, and an unwavering commitment to customer delight. Together, they embody the values that define the VJ experience.

In this special edition, we invite you to go beyond the designation and discover the individuals behind the smiles, the handshakes, and the heartfelt conversations. As you read on, you'll get to know: The journey that brought them to VJ. The values that shape the way they connect with customers. The moments that have stayed with them long after a sale was completed. The passions and personalities that make each of them unique beyond the workplace. The purpose that motivates them to create meaningful experiences every single day. Because while we build homes, it is our people who make dreams come home. Every conversation they have, every relationship they nurture, and every promise they honour reflects what VJ truly stands for—putting people first and creating communities where families can thrive.

The Artist Who Brings Dreams to Life



Pratibha Sharma
Sales Manager

For Pratibha Sharma, every blank canvas holds the possibility of creating something beautiful, whether it's a sketch on paper or a family's dream of owning a home. Originally from Dhanbad, the Coal Capital of India, Pratibha lives with her husband, mother-in-law, and her 12-year-old son.

While art has always been her first love, sales became her calling because it offers something equally creative, the opportunity to understand people and help them make life-changing decisions. Having been with VJ for over a year, she believes every day in sales is a new lesson. The strong work culture, ethical practices, and opportunity to represent premium developments motivate her to keep raising the bar. Discipline and integrity are values she carries into every customer interaction, earning trust one conversation at a time. Away from work, you'll most likely find her sketchbook in hand, bringing ideas to life through pencil and paint.

The Trust Builder



Saurav Kumar
Sales Manager

For Saurav Kumar, every customer interaction is an opportunity to build trust, create lasting relationships, and help someone take a step closer to their dream home. Originally from Bihar and now based in Pune, Saurav comes from a close-knit family that has always encouraged him to pursue his ambitions. His passion for meeting new people, exploring real estate trends, and constantly learning has naturally shaped his journey in sales. Over the past one and a half years at VJ, Saurav has grown through every customer interaction and every

successful booking. Working closely with customers and channel partners has strengthened his communication, negotiation, and relationship-building skills, making each day a valuable learning experience. What motivates him most about sales is the opportunity to understand people's aspirations and guide them towards one of the most important decisions of their lives. He appreciates VJ's positive work culture, customer-centric approach, and the continuous support that inspires him to keep raising the bar. Persistence and a customer-first mindset define Saurav's professional approach. He believes that lasting relationships are built on trust, transparency, and timely communication. Outside work, he enjoys travelling, discovering new places, spending quality time with family and friends, and reading about market trends and personal development.

The Champion On and Off the Field

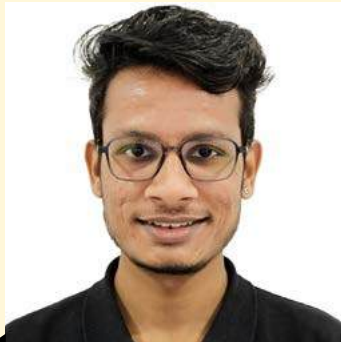


Abhishek Singh
Sales Manager

Whether it's a table tennis table, a cricket field, or a customer meeting, Abhishek Singh believes every challenge deserves your best performance. Life has taught him resilience, and that determination reflects in everything he does. Over the past 14 months at VJ, he has transformed every opportunity into a learning

experience, growing steadily with the encouragement of his mentors and team. Sales appealed to him because it combines problem-solving with meaningful human connections. Helping families find the right home gives him the same sense of accomplishment that winning a match does. A National Table Tennis player, state-level cricketer, chess enthusiast, and passionate singer, Abhishek brings the discipline of sports into his professional life. His recent "Man of the Match" recognition in the SPL tournament perfectly reflects the team spirit and dedication he carries both inside and outside the workplace.

The Energy Behind Every Conversation



Chinmay Avkale
Assistant Sales Manager

From Sales Intern to Assistant Sales Manager in just two years, Chinmay's journey is proof that enthusiasm, dedication, and the right mentorship can take you far. Originally from Jalgaon and now settled in Baner with his family, Chinmay is the kind of person who naturally

lights up every room. An extrovert by nature, he enjoys meeting people, listening to their stories, and making every conversation meaningful. He credits VJ's culture and mentorship for making work feel less like a corporate job and more like a place where people genuinely enjoy growing together. His passion for giving 100% to every task has already translated into remarkable results, including selling an impressive 32 homes in just three months. When he's not helping customers, you'll find him experimenting in the kitchen, travelling, or enjoying a game of box cricket with fellow VJites.

The Relationship Builder



Pallavi Rathod
Senior Sales Manager

Some people sell homes. Pallavi Rathod builds relationships that last long after possession. A proud Punekar, Pallavi believes that a happy personal life creates a strong professional foundation. Over the last five years at VJ, she has grown alongside the brand, helping numerous families make one of the biggest decisions of their

lives. For her, sales is more than closing deals, it's about understanding people, earning their trust, and creating meaningful experiences. That philosophy has helped her consistently contribute to VJ's growth while building lasting customer connections. She values VJ's supportive culture, inspiring leadership, and the continuous opportunities to learn and evolve. Outside work, she enjoys spending quality time with family, travelling, reading, and staying active. Her greatest achievement isn't measured only in numbers, it's reflected in the smiles of families who now call a VJ home their own.

Shraddha Tiwari
Sales Manager

For Shraddha Tiwari, every new challenge is simply another destination waiting to be explored. Originally from Jabalpur, she loves travelling, discovering new places, meeting people, and experiencing different cultures. That same curiosity has helped her build strong

customer relationships and adapt seamlessly across projects and locations. As she completes two years with VJ, Shraddha reflects on a journey filled with learning, achievements, and constant growth. Sales attracted her because it rewards performance, encourages ambition, and allows her to turn dreams into reality not just for customers, but for herself too. Her determination, consistency, and unwavering focus on results define her approach to work. She believes every month at VJ feels like a celebration because of the team's unmatched energy and passion.

Together, They Make Every Dream Home Possible Behind every booking is a conversation. Behind every possession is a promise kept. And behind every happy homeowner is a VJ Sales professional who chose to listen, guide, and go the extra mile. Each of these six individuals brings something unique to the team; creativity, resilience, consistency, energy, relationship-building, and determination. Together, they embody the values that define VJ and remind us that while homes are built with bricks and concrete, trust is built by people.

Every day, they wear multiple hats, advisor, listener, guide, problem-solver, and sometimes even a reassuring friend. They understand that buying a home is one of life's most significant milestones, and every interaction has the power to shape a family's experience. Whether it's answering a late-evening phone call, patiently addressing concerns, celebrating a customer's decision, or staying connected long after possession, they ensure that every customer feels heard, supported, and valued. Their dedication extends far beyond closing a sale. It's about understanding every family's

aspirations, finding the right solution, and delivering an experience rooted in empathy, transparency, and trust. Through their commitment, professionalism, and customer-first mindset, they help strengthen the confidence that thousands of families place in VJ, making every home-buying journey as memorable as the destination itself. Together, they represent more than a high-performing Sales Team, they are ambassadors of the VJ experience. Their collective efforts contribute to building lasting relationships, fostering communities, and creating moments that families

projects while building lasting customer relationships. He thrives in the fast-paced world of sales because every day presents a fresh challenge and an opportunity to improve. Resilience is the quality that defines him most. No matter how the market changes, he approaches every situation with optimism, preparation, and determination. Outside work, Vijay enjoys sports, travelling, and exploring different cultures. Among his proudest achievements is contributing significantly to projects like Palladio through consistent high-volume sales and successful customer engagement.

cherish for years to come. Every conversation they have, every promise they honour, and every milestone they celebrate reinforces the belief that people will always remain at the heart of everything we do. Here's celebrating the people who don't just sell homes; they create journeys, build relationships, inspire confidence, and make dreams come home, one family at a time. Their stories are a reminder that behind every key handed over is a team that has worked with passion, perseverance, and purpose to turn aspirations into reality.



Monsoon Ready : How VJ Construction Sites Gear Up to Build Safely Through Every Season

From pre-monsoon audits and drainage planning to worker safety, equipment protection, and emergency preparedness, VJ teams are taking proactive measures to ensure construction progress continues safely and responsibly.

As the first monsoon clouds gather over Pune, the preparation at VJ construction sites begins much before the first raindrop hits the ground. Across projects, teams move into action with one clear objective, ensuring construction continues safely, responsibly, and efficiently while protecting the wellbeing of every person on site.

For VJ, monsoon preparedness is not a seasonal checklist; it is a planned, coordinated effort involving engineering teams, project managers, supervisors, contractors, and hundreds of construction workers working together to keep sites operational and safe. From excavation zones to labour camps, from machinery yards to scaffolding inspections, every corner of the site undergoes detailed scrutiny before the season arrives.

As monsoon approaches, VJ construction sites across projects are activating comprehensive preparedness plans that prioritize safety, efficiency, and worker wellbeing. Through rigorous inspections, enhanced safety protocols, dedicated response teams, and robust site planning, every site is being prepared to navigate the season while keeping progress on track.

Preparation Begins Before the Rain Arrives

Weeks ahead of the monsoon, teams conduct pre-monsoon audits and site visits to identify potential risks and implement corrective measures. Daily inspections and weekly audits are carried out to review drainage conditions, electrical safety, waterlogging risks, scaffold stability, housekeeping standards, and PPE compliance. Inspection records, training logs, and emergency preparedness documents are maintained systematically to ensure accountability and readiness.

Project teams review site-specific monsoon action plans, conduct risk assessments, and deploy dedicated personnel to monitor implementation on the ground. Construction managers,

safety officers, engineers, and supervisors work closely to ensure every activity is aligned with monsoon protocols.

Engineering the Site for Rain Readiness

Rainwater management becomes one of the biggest focus areas during monsoon preparation. Sites are equipped with temporary drainage channels, dewatering pumps, and water diversion systems to prevent flooding and water accumulation. Excavation areas are inspected daily, barricaded properly, and monitored continuously for soil stability. In high-risk conditions such as heavy rainfall or unsafe excavation conditions, work is paused immediately to protect workers and equipment.

Electrical safety also receives special attention. Waterproof distribution boards, proper earthing systems, weather-protected panels, and elevated cable routing help reduce electrical hazards during wet conditions. ELCB and RCCB protections are checked and tested to ensure temporary and permanent installations remain safe during rainfall.

Safety Gear That Works as Hard as the Team

Monsoon conditions demand additional protection, and every worker is equipped with monsoon-specific PPE. Safety helmets, reflective jackets, anti-skid safety shoes, raincoats, gumboots, gloves, and safety harnesses for work-at-height activities become essential site gear during this season. Height work, crane operations, and certain lifting activities are



stopped during heavy rainfall, strong winds, or lightning conditions.

More importantly, safety awareness is reinforced regularly through toolbox talks and training sessions covering monsoon hazards, electrical safety, emergency response, hygiene practices, and disease prevention. These conversations ensure safety remains active on site, not just documented.

Protecting People Beyond the Workfront

For VJ, site preparedness extends beyond construction zones into labour camps and welfare facilities. Accommodation areas undergo roof inspections, drainage checks, sanitation reviews, and pest control measures. Water quality testing, chlorination, mosquito control drives, and hygiene monitoring help maintain healthier living conditions during the rainy season. Emergency medical arrangements, first-aid facilities, and nearby hospital coordination ensure faster response when needed.

Food storage areas, kitchens, washrooms, and water facilities are monitored closely to maintain hygiene standards and prevent monsoon-related illnesses. Waste management systems and housekeeping teams work continuously to maintain clean and hazard-free surroundings.

Machines, Equipment, and Materials Protected and Prepared

Construction machinery faces its own monsoon challenges. Before the season begins, equipment undergoes maintenance checks covering brakes, hydraulic systems, lighting, tyres, and electrical components. Sensitive machinery, generators, and control panels are protected with weatherproof covers and stable foundations. Operators conduct daily pre-start inspections while supervisors monitor access roads, machine parking zones, and vehicle movement to prevent accidents in slippery conditions.

Material management teams ensure cement, electrical materials, chemicals, and sensitive inventory remain elevated, covered, and protected from moisture exposure. Proper storage practices help maintain quality while reducing wastage.

A Team Effort That Keeps Sites Moving

Perhaps the strongest line of defence against monsoon risks is the people behind the process. Dedicated emergency response teams, quick response teams, first-aiders, safety officers, engineers, supervisors, and construction workers work together to ensure preparedness is translated into action. Emergency drills, evacuation plans, communication systems, and response teams remain on standby throughout the season.

Because while rain may slow down cities, preparation ensures progress does not stop.

At VJ, monsoon preparedness is ultimately about creating construction environments where safety, people, and progress move together season after season.

VJ with IKEA : Bringing Global Design Thinking to Pune!



More than a design collaboration, the VJ & IKEA association reflects a larger shift toward helping customers experience, visualize, and personalize modern urban living.

Cities today are evolving faster than ever. The way people live, work, host, unwind, and personalize their surroundings is constantly changing - especially in growing urban hubs like Wakad, Kharadi and Kothrud where modern lifestyles increasingly demand flexibility, functionality, and smarter use of space.

In this changing environment, customers want to experience space. They want to visualize possibilities. They want to understand how design can influence everyday life.

It is this shift that forms the foundation of the VJ & IKEA collaboration.

More than a furnishing initiative, the association represents the coming together of two brands that strongly

In today's urban world, people don't just want to buy spaces. They want to understand what those spaces can become.

believe in thoughtful living, intelligent design, and customer-centric experiences. The collaboration is not simply to showcase interiors, but to create an immersive environment where customers can meaningfully engage with the possibilities of modern urban living.

Today's buyers are increasingly looking for guidance, inspiration, and personalization. Intelligent design becomes extremely important. Customers want spaces that can adapt to changing routines, support multiple functions, and still feel warm, organized, and aspirational.

The VJ & IKEA collaboration responds directly to this need. By bringing globally recognized design thinking into the Indian ecosystem, the initiative helps customers experience how

modern spaces can become more efficient, more expressive, and more enjoyable to live in. Customers can further explore the showcase environments, interact with IKEA experts, and gain a deeper understanding of space usage and design.

Because ultimately, great urban spaces are not only built through construction. They are shaped through thoughtful experiences, meaningful design, and a deeper understanding of how modern cities are changing.



VJ

भक्तिगीतांच्या स्वरात,
रंगूया हरिनामाच्या रंगात!

स्वर-विलास
SwarVilas
प्रस्तुत

भक्ती रंग...स्वर संग

पं. जितेंद्र अभिषेकी आणि त्यांचे शिष्य पं. हेमंत पेंडसे
यांनी संगीतबद्ध केलेल्या हिंदी - मराठी रचनांचा
डॉ. सुनील देवधर यांच्या रसपूर्ण निवेदनासह सुरेल आविष्कार...

शुक्रवार, ३१ जुलै २०२६
सायं. ५ ते रात्री ८

विठ्ठल तुपे पाटील ऑडिटोरियम, हडपसर

मेहेर परकीकर
सुरंजन खंडाळकर
पं. हेमंत पेंडसे
धनाश्री घैसास

साथसंगत : प्रणव गुरुव, अथर्व कुलकर्णी, तुषार दीक्षित, रोहित वनकर, उद्धव कुंभार, राजगोपाल गोसावी.

हा कार्यक्रम VJ परिवारातील सदस्यांसाठी विनामूल्य असून प्रवेशिका आवश्यक आहे!

मोफत प्रवेशिका मिळवण्यासाठी QR स्कॅन करा.

Through these initiatives, VJ continues to create a meaningful impact by promoting education, health, safety, and social security for construction workers and their families, building not just structures, but stronger and more empowered communities.

Strengthening Green Building Knowledge Across Project Teams

The orientation session helps engineers and consultants understand sustainability practices and green building certification requirements.

To strengthen sustainability practices across projects, a Green Building Orientation Session was recently conducted for site engineers, consultants and project team members. Led by an experienced Green Building Consultant, the session provided practical insights into green building principles, certification requirements and on-site implementation.

Key Highlights of the Session

- Understanding green building concepts and certification requirements.
- Importance of integrating sustainability measures from the early stages of construction.
- Best practices for resource conservation, waste management and energy efficiency.
- Guidance on maintaining compliance with green building standards throughout the project lifecycle.
- Training on documentation, record keeping and data management processes required for certification audits.
- Clarity on individual roles and responsibilities in supporting sustainability objectives.
- Interactive discussions on challenges, solutions and site-level implementation strategies.

Driving Sustainable Construction

A major focus area of the session was documentation and data management, which play a

A Green Building Orientation Session was recently conducted for site engineers, consultants and project teams to build awareness about sustainable construction practices and green building certification. The session focused on practical implementation, documentation requirements and the role of every team member in achieving sustainability goals.

critical role in achieving green building certification. Participants were guided on the systematic collection and maintenance of project records to ensure timely and accurate submissions during certification reviews. The session also highlighted the importance of collaboration

between engineers, consultants and project teams. By working together and following sustainable construction practices, teams can contribute significantly towards achieving certification goals and improving overall project performance.

Creating Long-Term Impact

The orientation helped participants gain practical knowledge and a better understanding of how their daily activities contribute to larger sustainability goals. The learnings are expected to strengthen project execution, improve coordination and support a smoother certification process.

Such initiatives reflect the organization’s commitment to responsible development and environmental stewardship. By building awareness and enhancing capabilities across teams, the organization continues to contribute towards creating greener, more sustainable communities for the future.



Exploring What’s Next in Construction at World of Concrete India 2026



insights into evolving methodologies and technology-led execution practices. The visit provided an opportunity to benchmark industry practices and identify ideas that can strengthen project delivery. More importantly, it reinforced the value of cross-functional collaboration and continuous learning. As Sankalp continues to embrace innovation, such initiatives will play a key role in enhancing quality, efficiency, and delivering greater value to projects and customers.



To stay abreast of emerging technologies and evolving industry practices, a cross-functional team from Sankalp participated in **World of Concrete India 2026 (WoCI 2026)** in Mumbai. Recognised as one of India’s premier construction industry exhibitions, the event brought together technology providers, equipment manufacturers, contractors, consultants, and industry experts to showcase the latest advancements in construction.

The Sankalp team delegation included Kiran Ghuge (Quality), Rahulsing Rajput (Factory), Omkar Ballal (Purchase), and Rupesh Dalvi (Contracts), representing functions that directly influence project quality, procurement, execution, and operational efficiency.

A key observation at the expo was the growing use of Artificial Intelligence (AI) in construction.

Demonstrations highlighted AI-powered tools for floor plan analysis, site monitoring, and real-time project insights. The team also explored innovations in construction materials, formwork systems, chemicals, safety solutions,

and digital project management platforms. Interactions with more than 50 vendors and experts, along with technical conferences and live demonstrations, offered valuable insights into industry trends focused on digitalisation, automation, sustainability, and data-driven decision-making.

The learning extended beyond individual functions. The Quality team explored advanced quality assurance practices, the Factory team gained exposure to productivity-enhancing solutions, the Purchase team benefited from understanding new products and market trends, and the Contracts team gathered



Learning Playlist : Critical Thinking & Decision Making

Every day, we make hundreds of decisions. Some are simple - how to plan our day or prioritize a task. Others have a lasting impact- how we solve a problem, respond to a challenge, or choose the next course of action. More often than not, the quality of our decisions shapes the quality of our outcomes.

After exploring Leadership, Communication, Personality Development, and Productivity & Personal Effectiveness, this month’s Learning Playlist focuses on another essential professional skill ‘**Critical Thinking & Decision Making**’.

Why Critical Thinking & Decision Making?

We live in a world where information is available instantly and opinions are everywhere. In such an environment, success depends not on how quickly we react, but on how thoughtfully we think. Many workplace challenges are not caused by lack of knowledge or effort. They arise because we make assumptions, rush to conclusions, or solve symptoms instead of identifying the real problem. Critical thinking helps us

pause, question, analyse, and make informed decisions instead of relying on instinct alone. Whether you’re planning a project, interacting with a customer, resolving a site issue, or collaborating with a team, better thinking leads to better decisions-and better decisions lead to better results.

What This Month’s Playlist Covers

- The Art of Thinking Clearly – Understanding common thinking patterns and learning how to make more rational decisions.
- Becoming a Creative Thinker – Looking beyond obvious solutions and approaching challenges with fresh perspectives.
- Three Steps for Better Decision Making – A simple method for making thoughtful and confident choices.
- How to Stop AI from Killing Your Creative Thinking – Using technology as a tool while continuing to develop independent thinking and creativity.

Each video is designed to be practical, engaging, and immediately applicable, helping you make better decisions both at work and in everyday life.

Think Better, Perform Better

Critical thinking is not about overthinking every situation. It is about asking the right questions, challenging assumptions, considering different perspectives, and making decisions with clarity and confidence.

When you strengthen your thinking, you don’t just solve problems more effectively-you become a better collaborator, a stronger leader, and a more reliable decision-maker.

Begin Your Learning Journey

The Learning Playlist continues to make learning simple, relevant, and accessible by bringing together carefully curated content from experts across different fields. All you need to do is scan the QR code, access the platform, and start exploring.

Whether you watch one video during a break or complete the entire playlist, every idea you learn has the potential to improve the way you think, decide, and act.

Because in the end, the best professionals are not always the ones with the most answers-they are the ones who ask better questions and make better decisions.

Watch. Reflect. Apply. Grow.

LEARNING Playlist

Theme for July

CRITICAL THINKING & DECISION MAKING

This curated playlist brings together powerful ideas on ~

- What is the ART of Thinking Clearly
- How to become a Creative Thinker
- 3 Steps for better Decision Making

- Making Smart Decisions Easily
- How to Stop AI from killing your Creative Thinking

Scan to begin

15

15

Read. Imagine. Colour.

Bring your favourite stories to life with colours.

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to upload your artwork



When Pihu Danced in the Rain

Deep in a forest lived a young peacock named Pihu. He loved watching the older peacocks dance in the rain. Their feathers were bright and colorful, and everyone admired them. "My feathers aren't as beautiful," Pihu sighed. "No one will notice me." Whenever the peacocks gathered to dance, Pihu stayed hidden behind the bushes. He felt too shy to join them. One morning, dark clouds filled the sky. Soon, the first monsoon rain began to fall. The forest animals smiled as cool raindrops splashed everywhere. The peacocks rushed into the open field and started their famous rain dance. They twirled and spread their feathers wide. Pihu watched quietly from behind a tree. Suddenly, a tiny rabbit slipped on the wet grass and got stuck in a muddy puddle. "Help!" cried the rabbit. Without hesitation, Pihu ran over. He carefully pulled the rabbit out of the mud and helped him reach safety. All the animals cheered. "You are so brave!" said the rabbit. "And very kind!" added a squirrel. Pihu smiled. For the first time, he forgot to worry about his feathers. Feeling happy, he stepped into the rain, spread his feathers wide, and danced. The animals clapped and cheered loudly. An old peacock smiled. "The brightest feathers don't make someone special. A kind and brave heart does." From that day on, Pihu danced proudly whenever the monsoon arrived.

Real beauty comes from the goodness inside you.

Did You Know? Rain Brings Out Nature’s Happiest Creatures!

Frogs love jumping in puddles and singing during the rain.



Ducks enjoy splashing and swimming in rainwater.



Elephants love cooling off with a refreshing rain shower.



Turtles enjoy the cool, damp weather after the rain.



Snails come out to explore when everything is nice and wet.



Peacocks Often spread their beautiful feathers and dance when it rains.



Just like you enjoy playing in the rain, these animals do too!

A Canvas of Joy, Filled with Bright Colors and Creativity of Our Young Explorers

The entries we received are a burst of creativity, joy, and pure imagination.



ELISHA FERNANDES , 9 YEARS
YASHONE HINJAWADI



DEVANSH KADU ,10 YEARS
YASHWIN HINJAWADI



SWARA PAWAR, 11 YEARS
YASHONE HINJAWADI



NIRVI PARANJAPE, 5 YEARS
YASHWIN HINJAWADI



AAUSH JAGTAP, 12 YEARS
YASHONE HINJAWADI



IMA RAHUL NAIR , 7 YEARS
YASHWIN HINJAWADI



VIHAAN ATRE , 7 YEARS
YASHONE HINJAWADI



ANVESHA HIWASE, 8 YEARS
YASHWIN ORIZZONTÉ

Life Around Us

Everyday life in your society is filled with little moments, some funny, some heartwarming, and some that make you say “this happens to me too!” Laugh, relate, and may be even find your own story hidden in the frames!

Drop your cutest or funniest stories with us at Aishwarya.Todkare@javdekar.com



PALLADIO KOTHRUD CENTRAL
KOTHRUD

CLICK HERE
FOR DETAILED UPDATES
AS ON 15 JUNE 2026



Actual site photos taken in Jun 2026.

- A Building**
Excavation Work in progress.
- B1B2 Building**
Raft, footing and column reinforcement work in progress.
- C Building**
Raft casting work completed column reinforcement work in progress.



PALLADIO BALEWADI CENTRAL
BALEWADI

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FOR DETAILED UPDATES
AS ON 15 JUNE 2026



Actual site photos taken in Jun 2026.

- TOWER 1**
Shuttering and reinforcement
27th floor slab work completed.
28th floor work in progress.
23rd floor block work, 21st floor gypsum plaster,
17th floor waterproofing work in progress.
- TOWER 2**
33rd floor slab work completed.
28th floor block work and 24th & 25th floor
gypsum plaster work in progress. 23rd floor
kitchen dado work completed.
- TOWER 3**
Terrace slab Shuttering and
reinforcement work completed.
2nd to 34th floor blockwork &
kitchen platform work completed.
2nd to 26th floor internal plaster work completed.
- TOWER 4**
OHWT AND LMR shuttering &
reinforcement work in progress.
2nd to 34th floor blockwork work completed.,
34th floor gypsum plaster & 20th floor toilet dado
work in progress.
- TOWER 5**
9th floor slab work completed.
10th floor slab work in progress.

PALLADIO LAVIENTO
BANER MHALUNGE

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AS ON 15 JUNE 2026

A1A2 Building
Excavation work, Foundation work & Basement
2nd grade slab work completed.
Basement 2nd floor pour 2 slab shuttering work
in progress.

B1B2 Building
Excavation work completed.
Foundation work PCC work completed
and foundation work 80% work completed.
Basement 2nd floor Grade slab
60% work completed.
Basement 1st floor Shear wall shuttering work in
progress.



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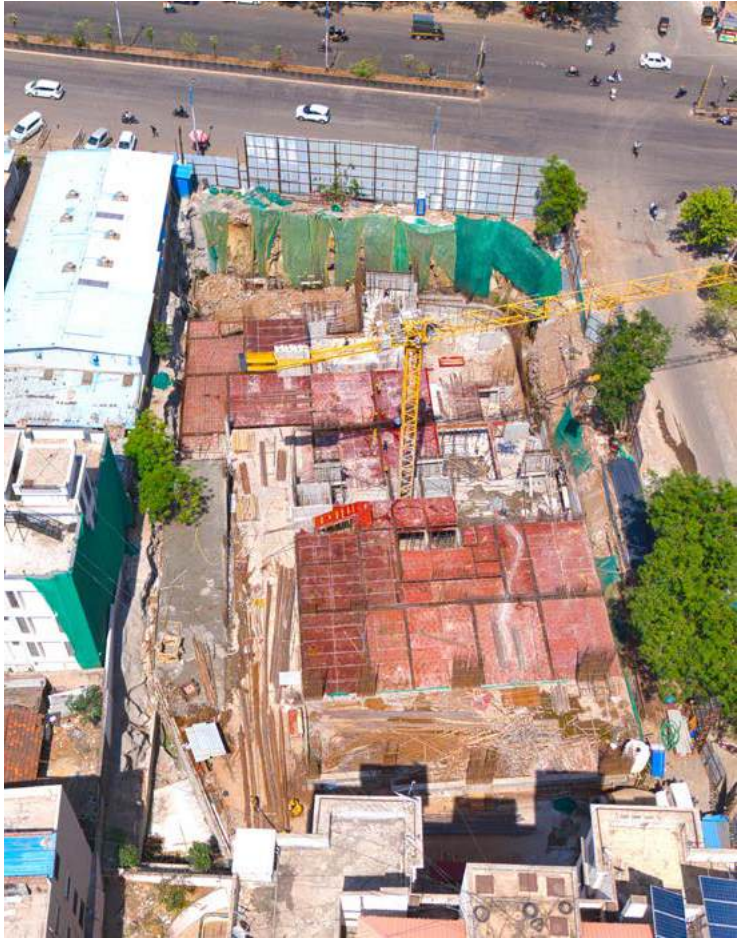
Actual site photos taken in Jun 2026.

VJ INDIWORKS KHARADI CENTRAL
KHARADI

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AS ON 15 JUNE 2026



1st Slab (B2 Floor) completed.
2nd Slab (B1 Floor) completed.
3rd Slab (Ground Floor) work in progress.



Actual site photos taken in Jun 2026.

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VJ INDILIFE

KHARADI

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WING1
22nd floor 25th Slab work in progress.
Ground and 14th floor block work in progress.
2nd to 7th floor gypsum plaster work completed.

WING 2
Terrace slab completed.
OHWT top slab completed.
1st to 6th floor Gypsum work completed.
Ground to 6th floor Block work completed.

Actual site photos taken in Jun 2026.

PALLADIO PRESIDENTIAL SUITES

BALEWADI RIVERFRONT

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TOWER 4
Excavation work in progress.

TOWER 5
Excavation work in progress.



Actual site photos taken in Jun 2026.



PALLADIO KHARADI CENTRAL

KHARADI

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TOWER 1

23rd floor blockwork, electrical conducting, gypsum plaster, kitchen otta, internal plaster, staircase railing & work completed,

TOWER 2

23rd floor blockwork, electrical conducting, gypsum plaster, kitchen otta, internal plaster, staircase railing & Internal flat flooring work completed.

TOWER 3

23rd floor blockwork, electrical conducting work & Internal plaster completed.
23rd floor concealed plumbing work in progress.

TOWER 4

23rd floor blockwork, electrical conducting & Internal plaster work completed. 23rd floor concealed plumbing & gypsum plaster work in progress.



Actual site photos taken in Jun 2026.

PORTIA GRANDÉ

BANER

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AS ON 15 JUNE 2026



Actual site photos taken in Jun 2026.

TOWER 1

44 units 1st coat putty of internal painting work completed. 3 units work in progress.
Top terrace waterproofing work in progress..

TOWER 2

43 units 1st coat putty of internal painting work completed. 10 unit 1st coat paint work completed.
65 units marble flooring work completed.



VJ CENTRAL AVENUE

KHARADI

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- TOWER 5

2nd to 11th floor internal room plumbing & internal flooring work completed.
- TOWER 6

13th floor blockwork in progress.
19th & 22nd floor gypsum work in progress.



YASHWIN ENCHANTÉ

UPPER KHARADI

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AS ON 15 JUNE 2026



C1C2 BUILDING

Block Work, internal plaster, gypsum plaster work completed.

D1D2 BUILDING

E1E2 BUILDING

G1G2 BUILDING

Excavation & PCC work completed.
Raft Casting work in progress.

H1H2 BUILDING

Excavation and PCC work Completed.
Third Slab (Stilt Floor) work in progress.

I1I2 BUILDING

Excavation and PCC work Completed.
First Slab (Basement 1) to Fourth Slab (First Floor) Completed.
Fifth Slab (2nd Floor) work in progress.

J1J2 BUILDING

19th Slab (18th Floor) work in progress.

K1K2 BUILDING

1st to 19th slab (till 18th floor) Slab work completed.



YASHONE ETERNITEE

HINJAWADI

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AS ON 15 JUNE 2026

- A BUILDING

Block work & Kitchen otta work completed.
21st & 22nd floor fire pipe fitting work in progress.
- B BUILDING

Block work, plaster work, flooring work completed.
5th floor glass railing work in progress.
- E BUILDING

OHWT Pour 2 OHWT top slab casting work in progress. 23rd floor gypsum work, 22nd & 23rd floor waterproofing and 20th floor flooring work in progress.



Actual site photos taken in Jun 2026.

YASHWIN URBO CENTRO

WAKAD

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AS ON 15 JUNE 2026



Actual site photos taken in Jun 2026.

- A1A2 BUILDING

26th floor slab work in progress.
21st floor block work completed.
- B1B2 BUILDING

OHWT and LMR shear wall shuttering work in progress.
34th floor block work completed.
- C1C2 BUILDING

OHWT - 1 & 2 top slab LMR shuttering work in progress.
34th floor gypsum plaster work completed.
- D1D2 BUILDING

OHWT & LMR shuttering work in progress.
34th floor gypsum plaster work completed.
- E1E2 BUILDING

8th floor Aluform mockup & slab work in progress.
- F1F2 BUILDING

1st & 2nd floor slab casting work completed.
- G1G2 BUILDING

Basement 2 Plinth work completed.
Basement 1 part 1 slab work completed.
Basement 1 part 2 plinth work in progress.



PALLADIO KHARADI CENTRAL - II

KHARADI

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E2 TOWER

13th floor slab shuttering and reinforcement work in progress.

8th floor electrical work in progress.

2nd floor tile fixing work completed.

E3 TOWER

9th floor slab shuttering and reinforcement work in progress.

4th floor block work in progress.

3rd floor internal plaster work in progress.



Actual site photos taken in Jun 2026.

VJ INDILIFE

WAKAD

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17th floor false ceiling work in progress.

33rd floor AC piping work in progress.

33rd floor wall paneling work in progress.



Actual site photos taken in Jun 2026.



VJ INDIWORKS KOTHRUD CENTRAL
KOTHRUD

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Excavation work in progress.



Actual site photos taken in Jun 2026.

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IT'S TIME

TO STOP WAITING AND
START OWNING GROWTH.

VJ

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